

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 57004

Handwritten initials/signature

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 288 Holly Lane TAX SCHEDULE NO. 2945-252-29-004
SUBDIVISION MC. A DAns SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1050 SF
FILING _____ BLK _____ LOT 4 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER Comack NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____
(1) TELEPHONE _____ NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT CASAS del Tierras Inc USE OF EXISTING BLDGS ~~None~~
(2) ADDRESS 3041 N 15th DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 243-5578 New Home - S/F

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures 45
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or 45' from center of ROW, whichever is greater
Side 5' from PL Rear 15' from PL Special Conditions _____
Maximum Height 32
CENSUS TRACT 13 TRAFFIC ZONE 80

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date July 25-96

Department Approval [Signature] Date 7-29-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No 3-PIF9367 S/F

Utility Accounting [Signature] Date 7-29-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *ME 7-29-96*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ELECTRICAL
 PLUMBING
 MECHANICAL
 GAS
 & TRAILER
 FURNACE
 WATER
 DRAINAGE
 ELEC.

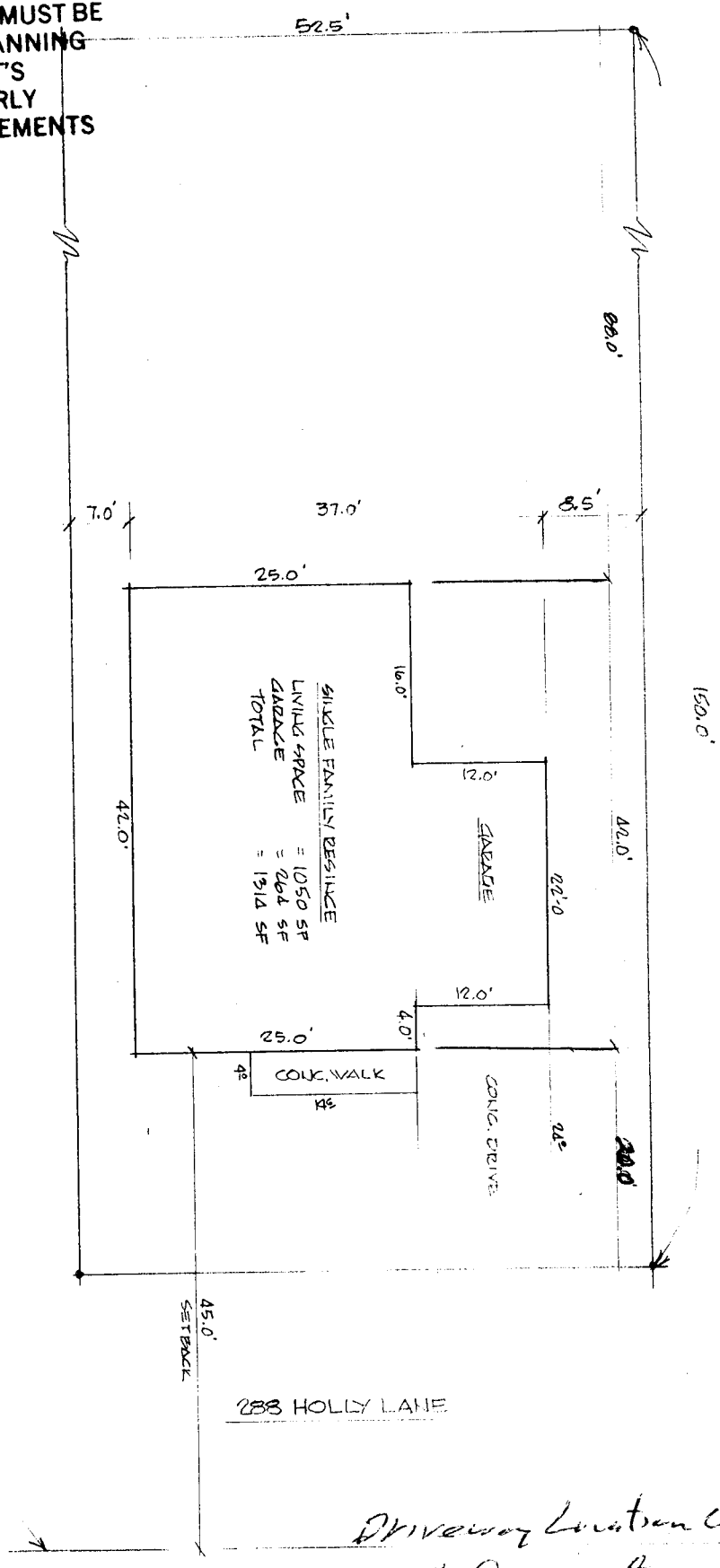
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FEEDER
 9/4" x 11"

SITE PLAN SCALE: 1" = 100'
 288 HOLLY LANE, GR. JCT. CO
 TAX SCHED NO. 2945-252-29-004
 OWNER: COMACT HOUSING

CASAS DEL TIERRA INC. GEN'L CONTR.
 3041 N. 15TH ST. GR. JCT. CO. 81506

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Driveway Location OK
J. D. Newton 7-26-96