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BLDG PERMIT NO. 615100

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



BLDG ADDRESS 286 Holly Lane TAX SCHEDULE NO. 2945-252-00-070
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 950 856
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Estate of Joseph T. King NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS ~~626 N. Plover Ct~~ 286 Holly Lane
 (1) TELEPHONE 970-242-0620 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Mark Britner USE OF EXISTING BLDGS _____
 (2) ADDRESS 626 N. Plover Ct DESCRIPTION OF WORK AND INTENDED USE: Residence
 (2) TELEPHONE 970-242-0620

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 _____
 SETBACKS: Front 20 from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5 from PL Rear 15 from PL
 Maximum Height _____
 CENSUS 13 TRAFFIC 80 ANN# _____

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).

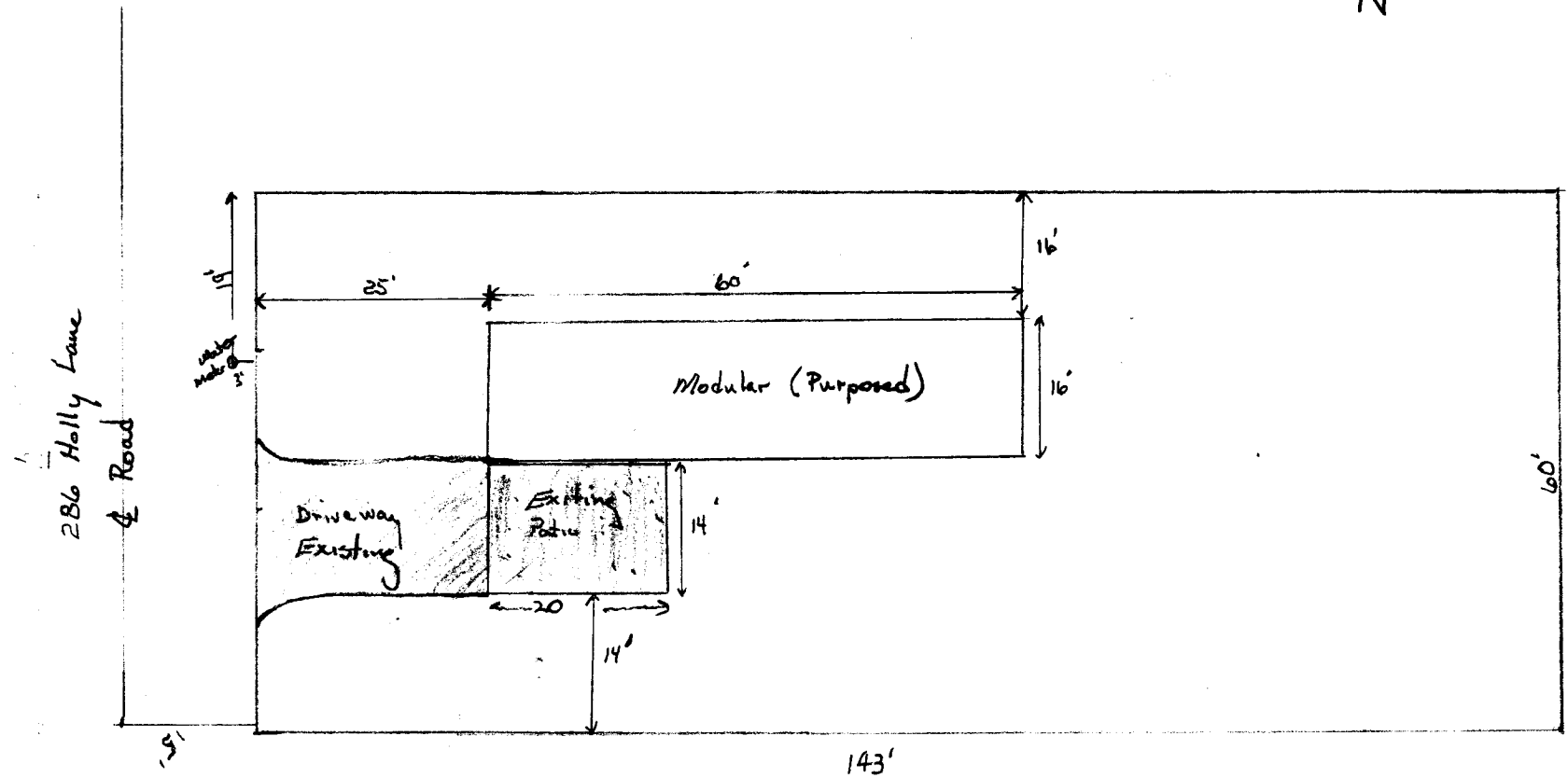
Applicant Signature Mark Britner Date Aug 08, 1997
 Department Approval Mike Pallitner Date 8/8/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10458
 Utility Accounting Dottie Jones Date 8/8/97

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)

4
N



ACCEPTED *MP* 8/8/97
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.