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TCP \$ -0 -

BLDG PERMIT NO. 59110

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1905 LINDA LANE TAX SCHEDULE NO. 2945-121-21-023  
 SUBDIVISION FARRELL SQ. FT. OF PROPOSED BLDG(S)/ADDITION 81  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 1064  
 (1) OWNER ROBERT E FARRELL NO. OF DWELLING UNITS  
 BEFORE: ONE AFTER: ONE THIS CONSTRUCTION  
 (1) ADDRESS 2270 ORCHARD AVE NO. OF BLDGS ON PARCEL  
 BEFORE: ONE AFTER: ONE THIS CONSTRUCTION  
 (1) TELEPHONE 970-245-9787 USE OF EXISTING BLDGS SINGLE FAMILY  
 (2) APPLICANT ROBERT E FARRELL DESCRIPTION OF WORK AND INTENDED USE: REMODEL  
 (2) ADDRESS SAME  
 (2) TELEPHONE \_\_\_\_\_

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 \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL  
 Maximum Height \_\_\_\_\_  
 Special Conditions Convert garage? Carport eave must be 3' from prop. line - will not be able to enclose  
 CENSUS TRACT 6 TRAFFIC ZONE 28

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 Robert Farrell Date 2-12-97  
 Department Approval Marcia Babideaux Date 2-12-97

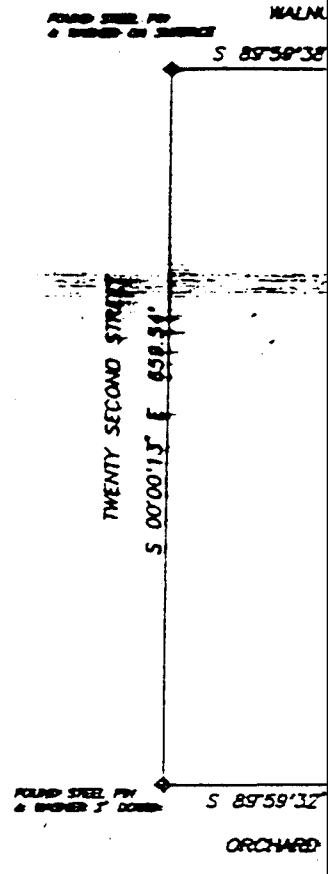
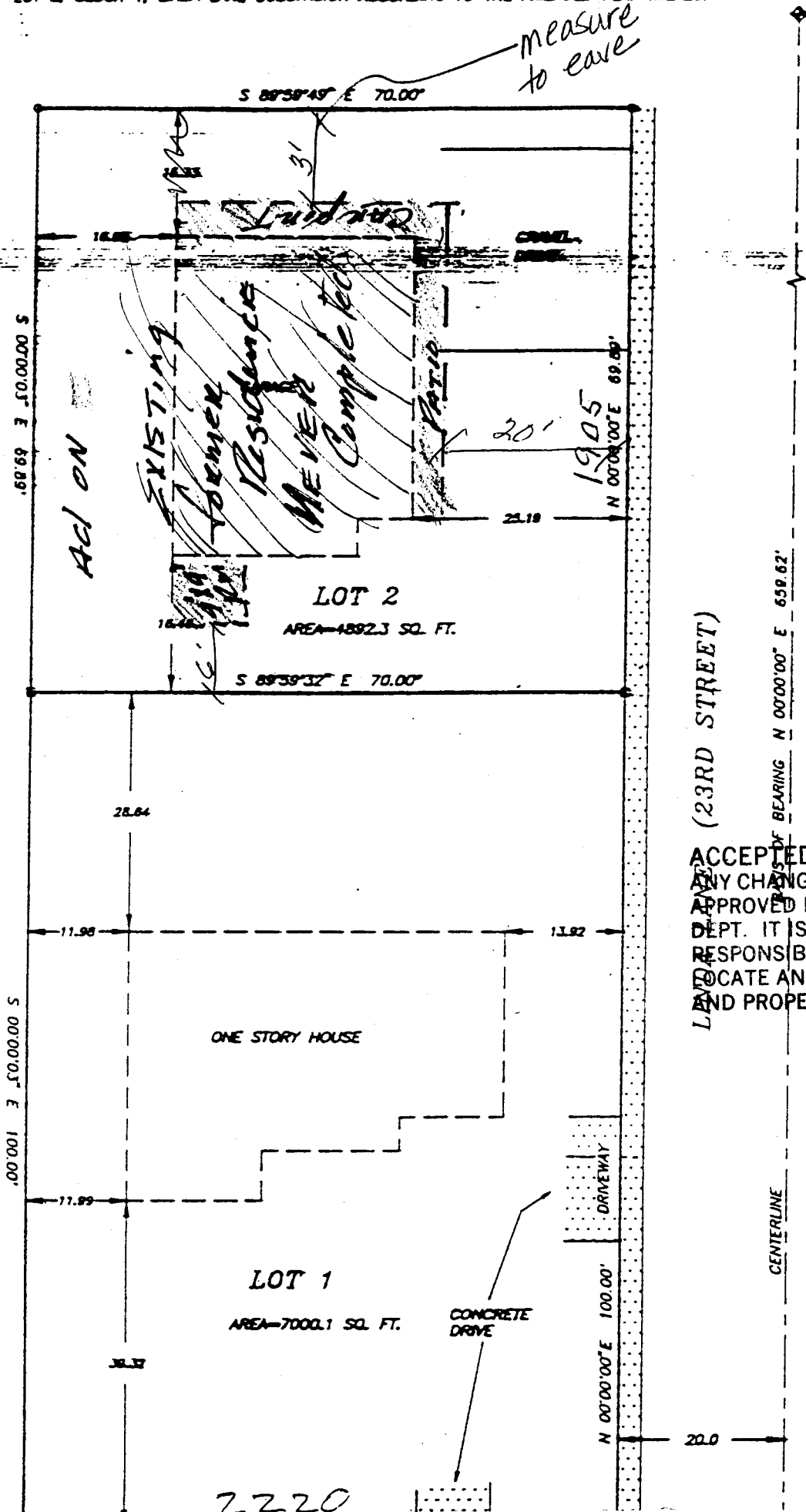
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9882  
 Utility Accounting Collected Date 2-12-97

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

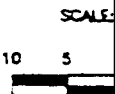
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# FARRELL MINOR SUBDIVISION

A REPLAT OF LOT 2, BLOCK 1, LINDA LANE SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF



ACCEPTED *MR 2-12-97*  
 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.



- ◆ = FOUND CITY OF GRANITE
- = SET 24" NO. 5 REBAR CAP MARKED L.S. 12
- = FOUND REBAR & CAP SET IN CONCRETE
- = SET 24" NO. 5 REBAR CAP MARKED L.S. 12
- = PK NAIL & BRASS D