

FEE \$	10 <sup>-</sup>
TCP \$	<del>10</del>
SIF \$	—



BLDG PERMIT NO. 04278

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 2690 Dane Lane TAX SCHEDULE NO. 2701-351-45-036  
 SUBDIVISION Alpine Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2600<sup>58</sup>  
 FILING 1 BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Damon L. Lane NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2485 H Rd  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Damon L. Lane USE OF EXISTING BLDGS ~~0~~  
 (2) ADDRESS 2485 H Rd DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 241-9569 New Residence

**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 PR-4.2 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 7' from PL Rear 20' from PL Special Conditions —  
 Maximum Height — CENSUS 16 TRAFFIC 13 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 Damon G. Lane Date 3-9-98

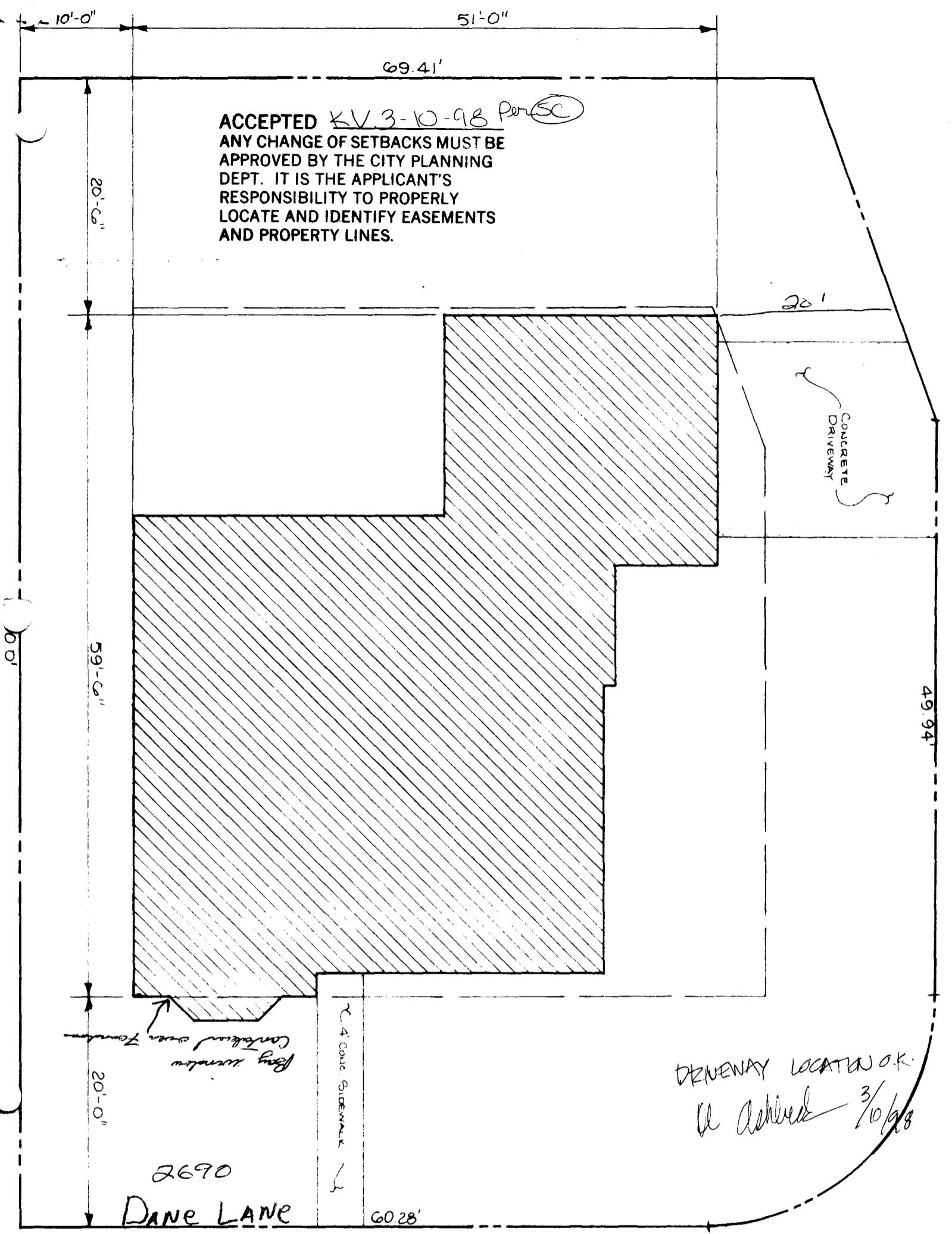
Department Approval V. Vally per SC Date 3-10-98

Additional water and/or sewer tap fee(s) are required: YES X NO — W/O No. 11055

Utility Accounting Dabi Overholt Date 3/10/98

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 KV 3-10-98 Per SC  
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.

CONCRETE  
DRIVEWAY

4' CONC SIDEWALK

DRIVEWAY LOCATION O.K.  
Al Ashford 3/10/98

2690  
DANE LANE

60.28'

49.94'

59'-0"

20'-0"

20'-0"

69.41'

51'-0"

10'-0"