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BLDG PERMIT NO. 63620

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 1502 LOWELL LANE TAX SCHEDULE NO. 2945-013-03-007
 SUBDIVISION TREE HAVEN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 400
 FILING — BLK — LOT 1 SQ. FT. OF EXISTING BLDG(S) 1344
 (1) OWNER MARTENS NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1502 LOWELL LANE
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-2172 USE OF EXISTING BLDGS HOUSE
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS /
 (2) TELEPHONE bedroom addition

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 45%
 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 32' CENSUS 10 TRAFFIC 21 ANNEX# _____

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).

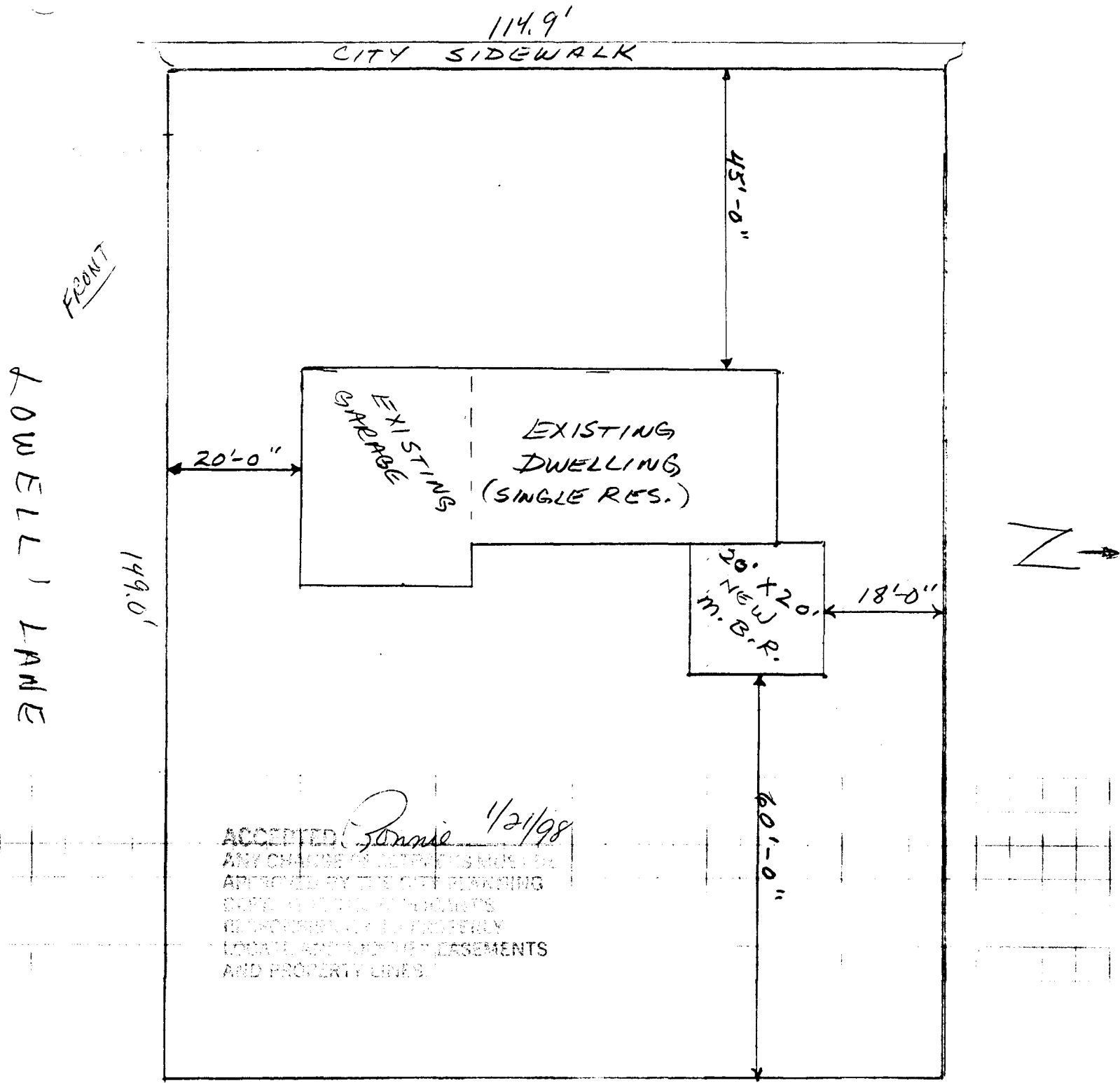
Applicant Signature [Signature] Date 1/21/98
 Department Approval [Signature] Date 1/21/98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 12516-7808 TR 84303
 Utility Accounting [Signature] Date 1-21-98

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)

15TH STREET



10/21

2945-013-03-007
Treehaven Sub. - Lot 1

SCALE
1/4" = 5'-0"

RSF-8

1502 LOWELL LN.
G.J.CO. 81506
245-2172