

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 72868

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

12998-0118

BLDG ADDRESS 115 Lilac Lane TAX SCHEDULE NO. 2945 10100030
 SUBDIVISION N/A SQ. FT. OF PROPOSED BLDG(S)/ADDITION 690 SF
 FILING _____ BLK _____ LOT 030 SQ. FT. OF EXISTING BLDG(S) 1856
 (1) OWNER Lenore Donovan NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 115 Lilac Lane NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (1) TELEPHONE 970-242-3745 USE OF EXISTING BLDGS Home
 (2) APPLICANT Ashley Const DESCRIPTION OF WORK AND INTENDED USE: add 690
 (2) ADDRESS 545 Grand mesa Av SF on top of existing house
 (2) TELEPHONE 970-242-2633

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-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 15' from PL Rear 25' from PL
 Maximum Height 32'
 CENSUS 4 TRAFFIC ID 10 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 [Signature] Date 11-15-99

Department Approval [Signature] Date 11-15-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO checked W/O No checked

Utility Accounting [Signature] Date 11-15-99

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)

113 Lilac Lane
Grand Jet Co

KP 11-15-99

PLACEMENTS
AND PROPERTY LINES

