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| FEE \$ | 10.00 |
| TCP \$ | — |
| SIF \$ | — |

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

BLDG PERMIT NO. 74211



Your Bridge to a Better Community

BLDG ADDRESS 295 Holly Ln SQ. FT. OF PROPOSED BLDGS/ADDITION 360
 TAX SCHEDULE NO. 2945-252-00-054 SQ. FT. OF EXISTING BLDGS 960
 SUBDIVISION Grand Jet TOTAL SQ. FT. OF EXISTING & PROPOSED 1320
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Richard W. Niday NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 295 Holly Ln. USE OF EXISTING BUILDINGS Residence + garage
 (1) TELEPHONE 245-3253 DESCRIPTION OF WORK & INTENDED USE Bed + bath
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS Same Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE Same _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 15' from PL Parking Req'mt _____
 Maximum Height 32' Special Conditions _____
 CENSUS 13 TRAFFIC 80 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, by the Building Department (Section 305, Uniform Building Code).

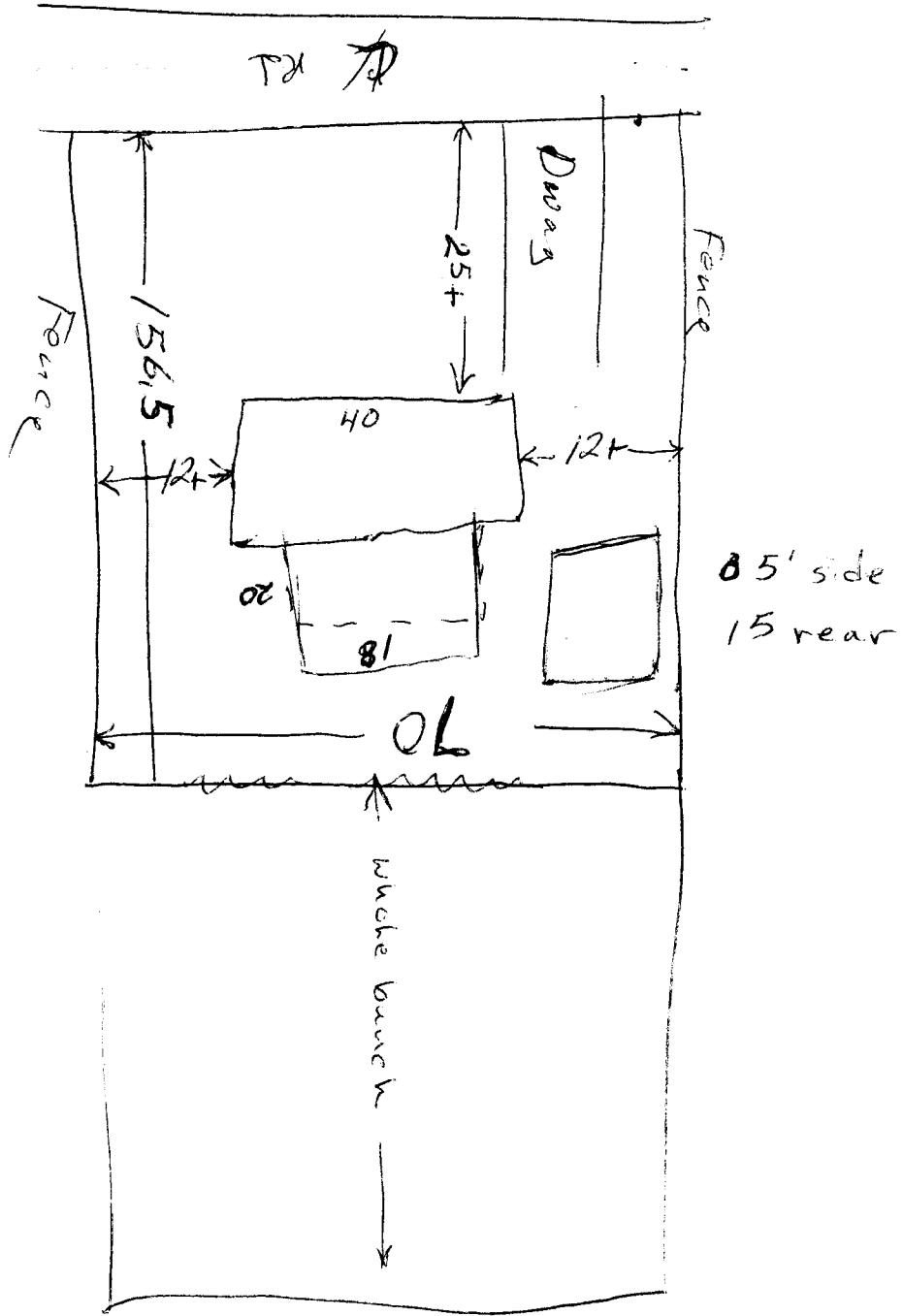
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Richard W. Niday Date 3/6/00
 Department Approval [Signature] Date 3/6/2000

| | | |
|--|--|---------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> | NO <input checked="" type="checkbox"/> | W/O No. _____ |
| Utility Accounting <u>[Signature]</u> | Date <u>3/6/00</u> | |

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 4/18/00 3/2/00
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.



Holly Ln