

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 79156



Your Bridge to a Better Community

BLDG ADDRESS 293 Holly Lane SQ. FT. OF PROPOSED BLDGS/ADDITION 384

TAX SCHEDULE NO. 2945-252-02-097 SQ. FT. OF EXISTING BLDGS 1400

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1784

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) OWNER Ed Cottrell

(1) ADDRESS 293 Holly Lane

(1) TELEPHONE 243-1076

(2) APPLICANT Ed Cottrell

(2) ADDRESS 293 Holly Lane

(2) TELEPHONE 243-1076

USE OF EXISTING BUILDINGS _____

DESCRIPTION OF WORK & INTENDED USE Garage / Storage

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 RMF-8 Maximum coverage of lot by structures 70 90

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 13 80 TRAFFIC 80 ANN# _____

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 Ed Cottrell Date 3-23-01

Department Approval Theresa Magon Date 3/23/01

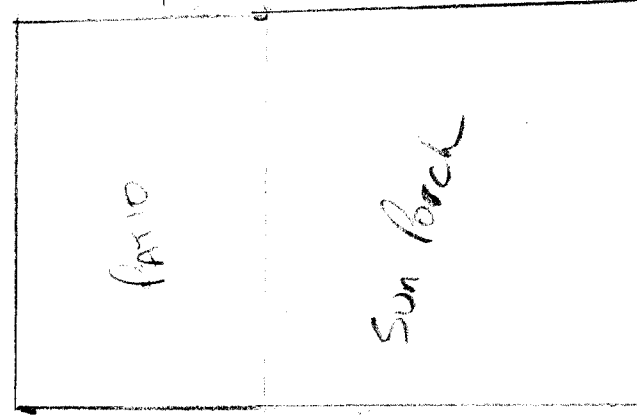
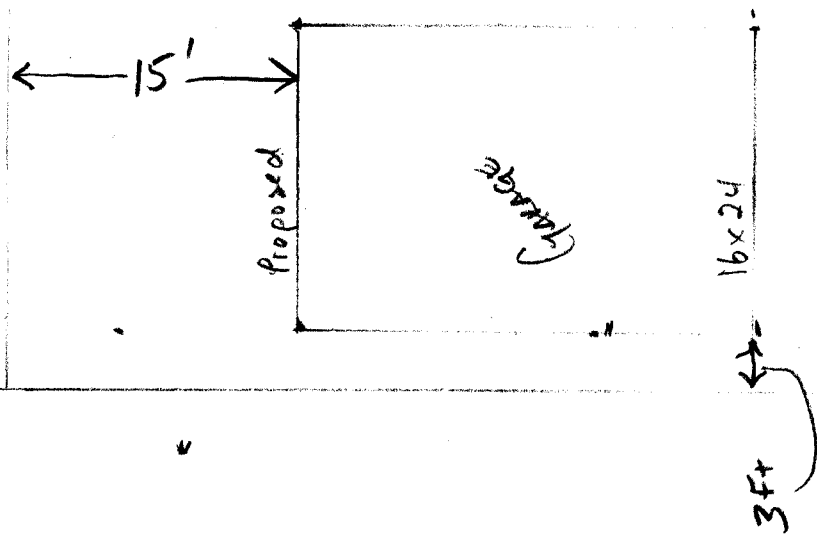
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>K Hart</u>	Date	<u>3/23/01</u>

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 *Aisha Mager* 3/22/01
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.

Fence



Fence