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TCP \$	—
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 79148



Your Bridge to a Better Community

BLDG ADDRESS 817 Lanai Drive

SQ. FT. OF PROPOSED BLDGS/ADDITION 47 sf.

TAX SCHEDULE NO. 2701-264-25-014

SQ. FT. OF EXISTING BLDGS 2800

SUBDIVISION Paradise Hills

TOTAL SQ. FT. OF EXISTING & PROPOSED 2847 sf

FILING 6 BLK 4 LOT 14

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Clark Atkinson

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

(1) ADDRESS 817 Lanai Dr.

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 245 1693

DESCRIPTION OF WORK & INTENDED USE Bathroom Expansion

(2) APPLICANT Clark Atkinson

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS Same

(2) TELEPHONE Same

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-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 20 from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 7 from PL, Rear 25 from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS 16 TRAFFIC 13 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 Clark Atkinson

Date 3-22-01

Department Approval Ronnie Edwards

Date 3-22-01

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No. _____
Utility Accounting	<u>Debi Overholt</u>	Date	<u>3-22-01</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)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

- 1. An outline of the PROPERTY LINES with dimensions.
- 2. An outline of the PROPOSED STRUCTURE with its dimensions.
- 3. The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4. All EASEMENTS or RIGHTS-OF-WAY on the property.
- 5. All other STRUCTURES on the property.
- 6. All STREETS and ALLEYS adjacent to the property and street names.
- 7. All existing and proposed DRIVEWAYS.
- 8. An arrow indicating North.

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE

ACCEPTED *Donnie* 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.

