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

BLDG PERMIT NO. 80560



Your Bridge to a Better Community

BLDG ADDRESS 428 LILAC LANE SQ. FT. OF PROPOSED BLDGS/ADDITION 180 #
TAX SCHEDULE NO. 2945-101-04-001 SQ. FT. OF EXISTING BLDGS 1560 #
SUBDIVISION First Fruitridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1740 #
FILING _____ BLK 2 LOT 1 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER DAVID THORNTON NO. OF BUILDINGS ON PARCEL
Before: 2 After: 2 this Construction
(1) ADDRESS 428 LILAC LANE (includes shed)
(1) TELEPHONE 243-2620 USE OF EXISTING BUILDINGS Single Family Residential
(2) APPLICANT DAVID THORNTON (TOLMAN BUILDERS) DESCRIPTION OF WORK & INTENDED USE Addition / Den
(2) ADDRESS 428 LILAC LN TYPE OF HOME PROPOSED:
(2) TELEPHONE 243-2620 _____ 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 RSF-4 Maximum coverage of lot by structures 50%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 7' from PL, Rear 25' from PL Parking Req'mt _____
Maximum Height 35' Special Conditions _____
CENSUS 4 TRAFFIC 10 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 [Signature] Date July 3, 2001
Department Approval [Signature] Date 7/9/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in fee</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>7/9/01</u>

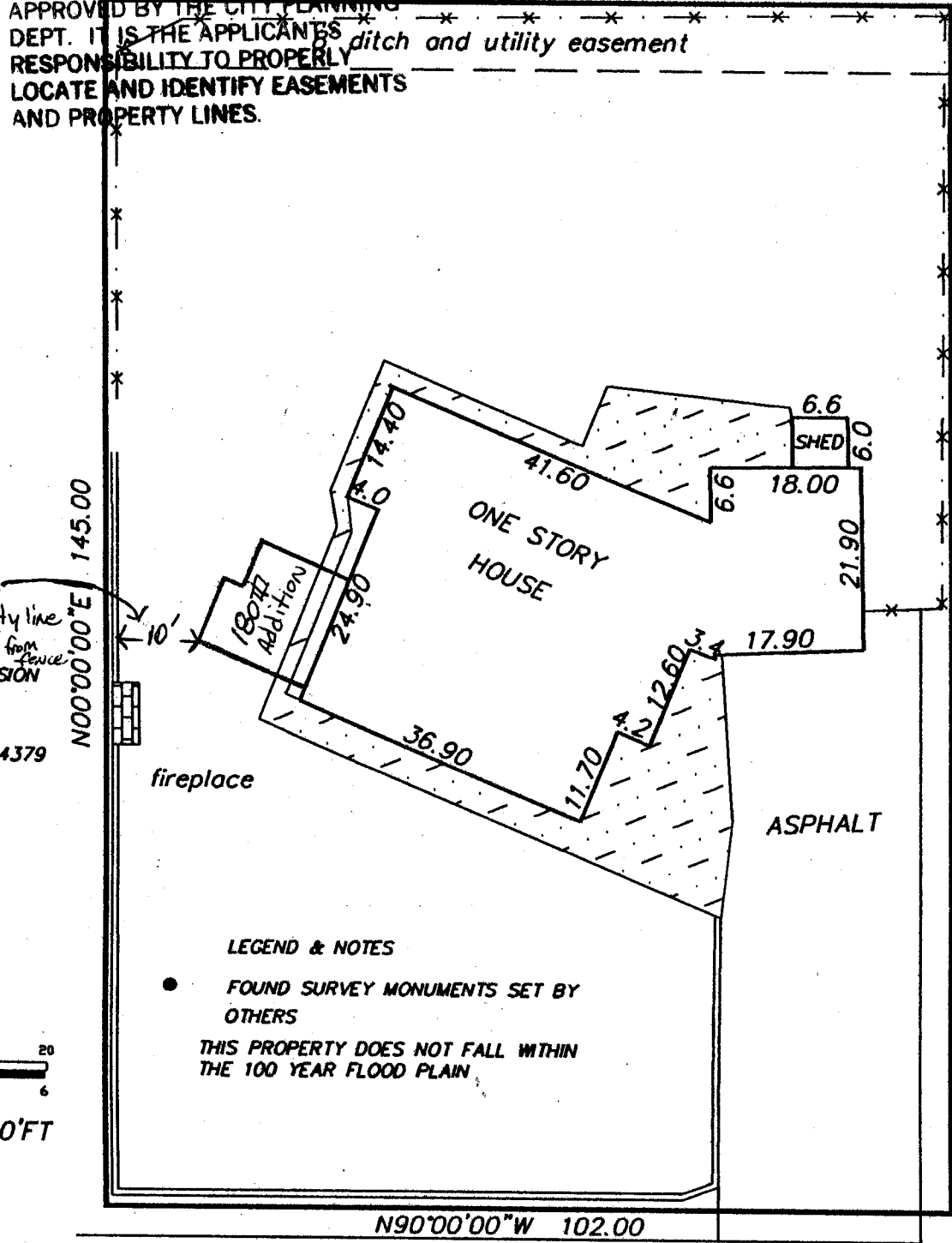
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Alishi Aragon 7/9/01

ACCEPTED
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.

N



NOTE
SETBACK
is 11 feet
from property line
DESCRIPTION
LOT 1 BLOCK 2 but 10 ft from fence
FIRST FRUITRIDGE SUBDIVISION

MESA COUNTY, COLORADO
FIRST AMERICAN TITLE #114379

LEGEND & NOTES
● FOUND SURVEY MONUMENTS SET BY OTHERS
THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

SCALE:
0 5 10 20
0 1 3 6
FEET
METERS
1"IN = 20'FT

428 LILAC LANE