

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 84808



Your Bridge to a Better Community

BLDG ADDRESS 216 Lilac Lane SQ. FT. OF PROPOSED BLDGS/ADDITION 1716 sq'

TAX SCHEDULE NO. 2945-101-03-001 SQ. FT. OF EXISTING BLDGS 1108 #

SUBDIVISION First Fruitridge Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 2814 #

FILING _____ BLK 3 LOT 1+ 25.5' NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Melvin & Debra McKee NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 216 Lilac Lane USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE (970) 242-2554 DESCRIPTION OF WORK & INTENDED USE Addition/Residence

(2) APPLICANT _____ TYPE OF HOME PROPOSED:

(2) ADDRESS SAME AS ABOVE Site Built _____ Manufactured Home (JBC)

(2) TELEPHONE _____ 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'/25' from property line (PL) Permanent Foundation Required: YES NO

or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 7'/3' from PL, Rear 25'/5' from PL Special Conditions _____

Maximum Height 35' CENSUS _____ TRAFFIC _____ 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).

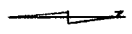
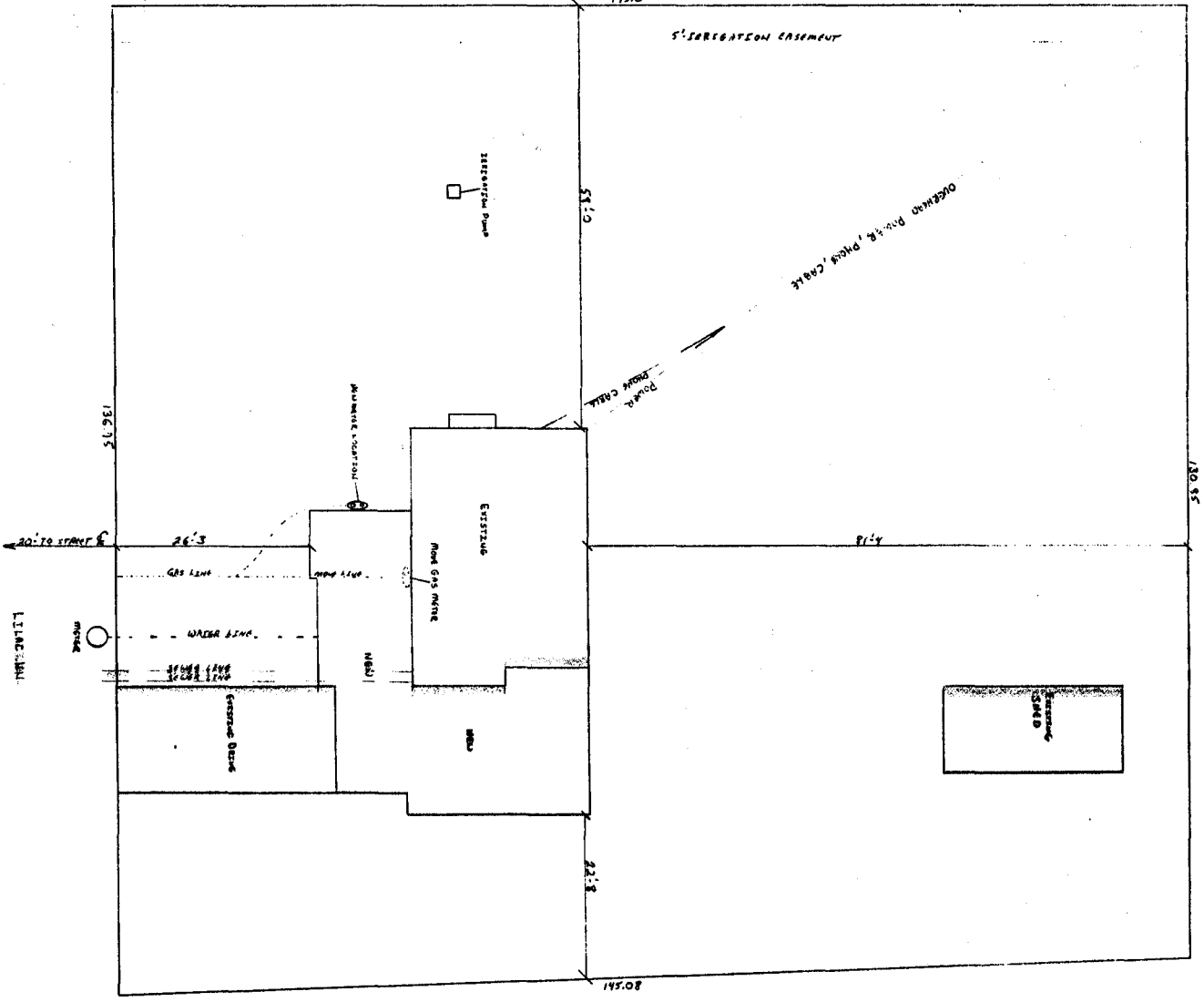
Applicant Signature Debra M. McKee Date 5/30/02

Department Approval Pat Bushman Date 5-30-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>(Bensley)</u>	Date <u>5/30/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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



5-30-02

ACCEPTED *Pat Bushman*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE PLANNING
 DEPARTMENT WILL NOT BE RESPONSIBLE
 FOR ANY VIOLATIONS OF THE
 ZONING ORDINANCE.

MCKEE Addition

236 1/2 Alber Lane
 Grand Junction, CO 81506

March 15, 2002
 Drawn By Robert Hilgenfeld
 Plot Scale 3/32" = 1'
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 970-243-4048