

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

12997-8117 (D)

BLDG ADDRESS 104 LILAC LANE SQ. FT. OF PROPOSED BLDGS/ADDITION 1700

TAX SCHEDULE NO. 2945-101-00-027 SQ. FT. OF EXISTING BLDGS 1400

SUBDIVISION UNPLATTED TOTAL SQ. FT. OF EXISTING & PROPOSED 3100

FILING _____ BLK _____ LOT _____

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

(1) OWNER DANIEL + ELIZABETH GARDNER

NO. OF BUILDINGS ON PARCEL
 Before: 4 After: 4 this Construction

(1) ADDRESS 104 LILAC LANE, GJ

USE OF EXISTING BUILDINGS RESIDENTIAL

(1) TELEPHONE 241-6306

DESCRIPTION OF WORK & INTENDED USE RESIDENTIAL

(2) APPLICANT SAME

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

(2) ADDRESS _____

(2) TELEPHONE _____

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 40

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

Permanent Foundation Required: YES NO _____

Side 7' from PL, Rear 25' from PL

Parking Req'mt N/A

Maximum Height 35'

Special Conditions SINGLE-FAMILY HOME
ADDITION ONLY (A) THIS YEAR
 CENSUS _____ TRAFFIC _____ ANN# _____

Per APPROVED SITE PLAN.

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 _____

Date 1-22-04

Department Approval Dot A. Patten

Date 1-22-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO Original</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>1/22/04</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)