

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 104 LILAC LANE No. of Existing Bldgs 3 No. Proposed 4
 Parcel No. 2945-101-00-027 Sq. Ft. of Existing Bldgs 3500 Sq. Ft. Proposed 400
 Subdivision — Sq. Ft. of Lot / Parcel 1/2 ACRS
 Filing — Block — Lot — Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5000
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name DANIEL GARTNER
 Address 104 LILAC LANE
 City / State / Zip GRA

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): CARPET

APPLICANT INFORMATION:

Name DANIEL GARTNER
 Address 104 LILAC LANE
 City / State / Zip GRAND JUNCTION CO 81505

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify):

Telephone 242-6804

NOTES: LILAC LANE IS NOT A DEDICATED CITY RIGHT-OF-WAY - THEREFORE SIDE YARD SETBACK APPLIED.

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 RSP-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES — NO —
 Side 3' CARPET from PL Rear 25' from PL Parking Requirement N/A
 (SECT. 2.2.E. 2g.) Maximum Height of Structure(s) 35' Special Conditions CARPET MUST BE OPEN
 Voting District N/A Driveway Location Approval N/A - NO WALLS ALONG SOUTH PROPERTY LINE AND 4' EXT. PAST HOUSE.
 (Engineer's Initials)

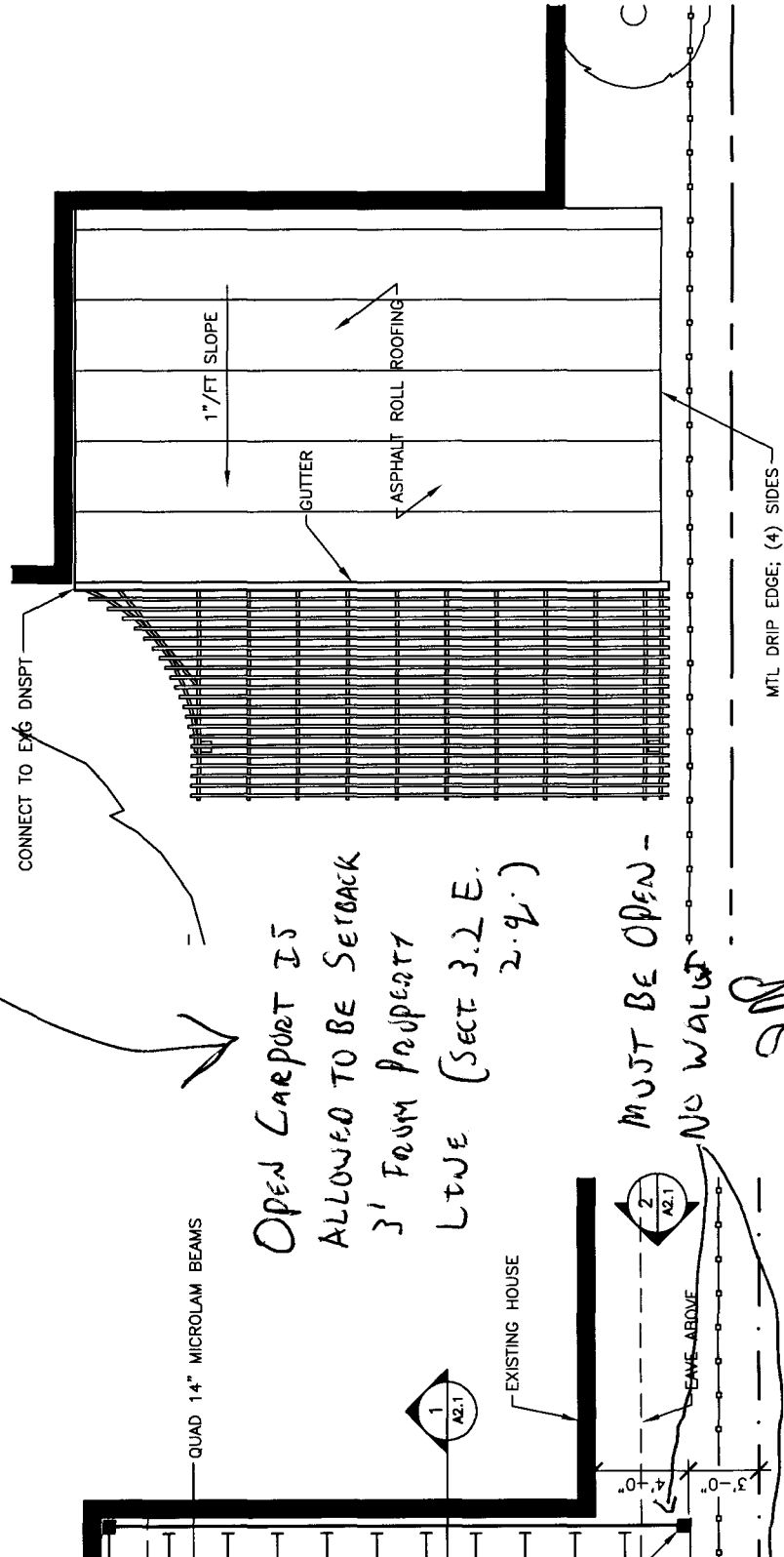
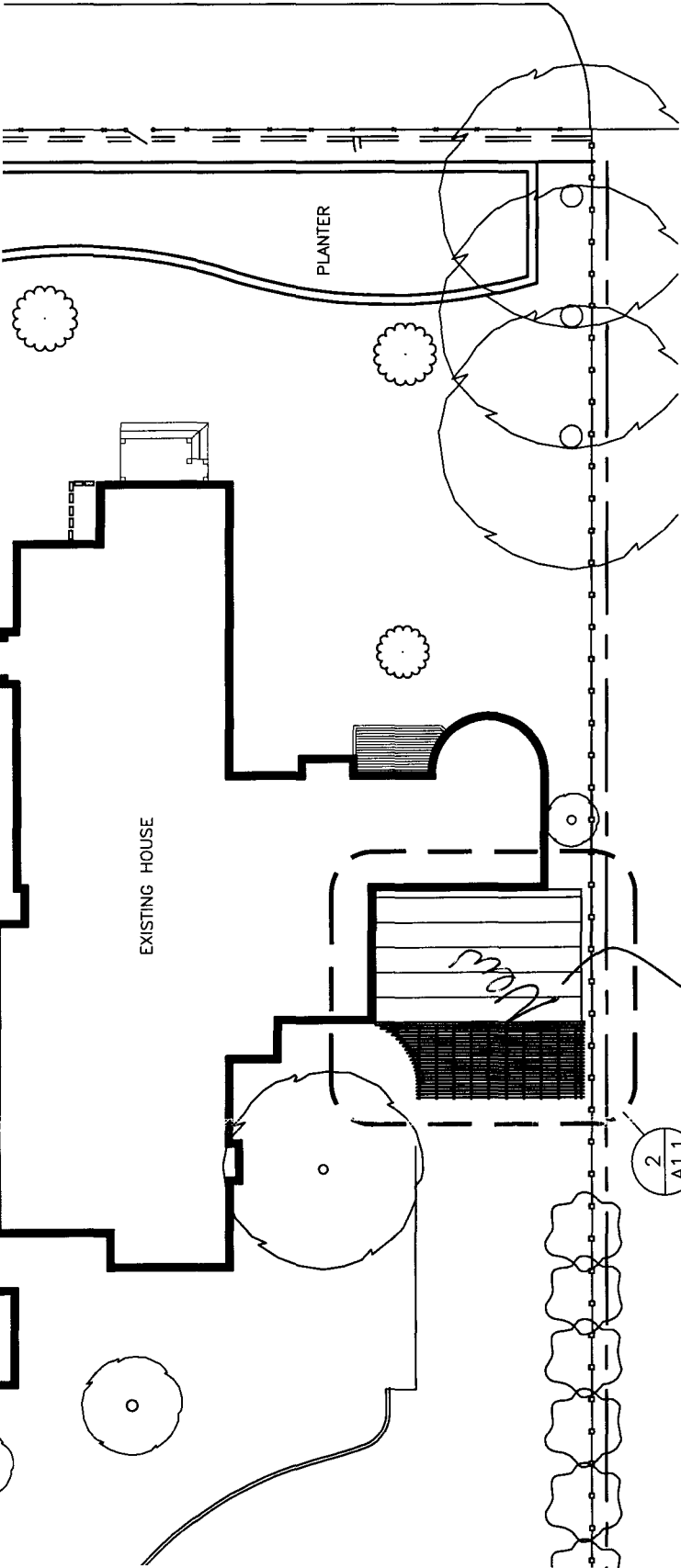
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 3-9-05
 Department Approval [Signature] Date 3-7-05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>3/9/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Open Carport IS
ALLOWED TO BE SERBACK
3' FROM PROPERTY
LTWE (SECT 3.2 E.
2.9.)

MUST BE OPEN -
NO WALL

210