

FEE \$ 10<sup>00</sup>  
 TCP \$ 1539.00  
 SIF \$ 460.00

**PLANNING CLEARANCE**

BLDG PERMIT NO. \_\_\_\_\_

(Single Family Residential and Accessory Structures)

**Community Development Department**

Building Address 290 1/2 Cherry Ln

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-251-00-114  
 Subdivision [was part of 2945-251-00-113]

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel (100' x 75') 7,500 sq. ft.

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Debbie Craig  
 Address 290 Cherry Ln  
 City / State / Zip GS 10 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): on a foundation

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 270-4386 or 270-3361

**\*TYPE OF HOME PROPOSED:**

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

NOTES: \_\_\_\_\_

**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 RMF-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 5 from PL Rear 10 from PL Parking Requirement 2

Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_

Voting District \_\_\_\_\_ Driveway Location Approval RAH  
 (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 William La Cruz Date 8-25-06  
 Department Approval JR Gayleen Henderson Date 8-29-06

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 19442

Utility Accounting [Signature] Date 8/31/06

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)

Debbie Craig

290 Cherry Lane

290 1/2 Cherry Lane

Road

2945-257-00-115  
290 Cherry Lane

2945-251-00-114  
290 1/2 Cherry Lane

15' DRIVE

15' DRIVE

10' (5' minimum)

30

44'

19'

31

38'

8-10'

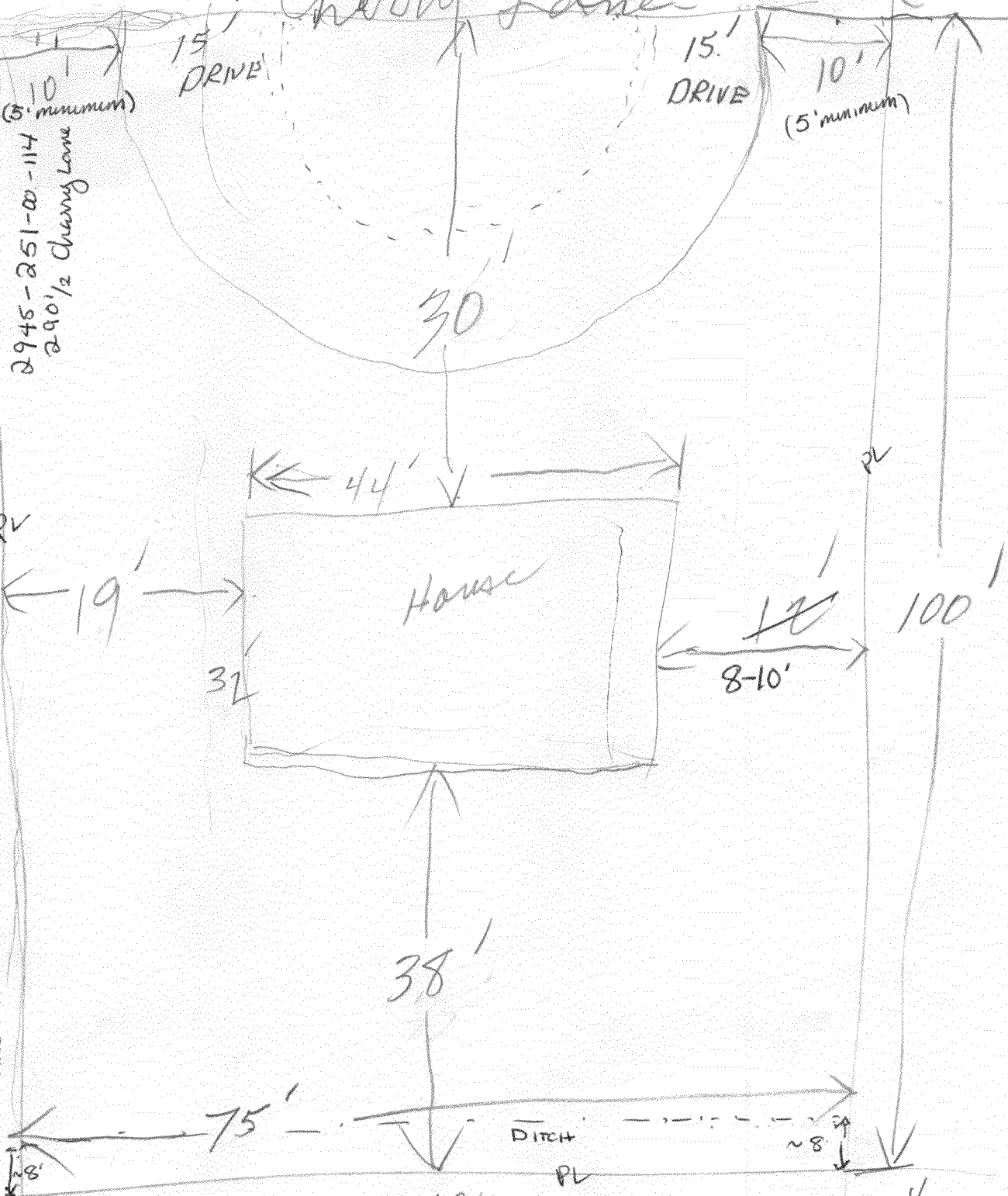
100'

75'

Ditch

~8'

Gayleen Henderson  
ACCEPTED JAR 8-29-06  
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.



New utilities -  
elec. - above ground  
water } under ground  
sewer }  
gas }

Done OK  
Rich Davis  
8-29-06