

19/88-12275

750 Main St. - Bldg Dept.

FEE \$	10.00
TCP \$	—
SIF \$	—

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

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

Building Address 283 Holly Lane No. of Existing Bldgs 2 No. Proposed 3  
 Parcel No. 2945-232-00-049 Sq. Ft. of Existing Bldgs 1500 Sq. Ft. Proposed 1200  
 Subdivision NA Sq. Ft. of Lot / Parcel 41,250  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2500 2700  
 Height of Proposed Structure 17'

#### OWNER INFORMATION:

Name Brian + Jo-Anna Walsh  
 Address 283 Holly Lane  
 City / State / Zip Grand Junction, CO 81503

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Detached Garage

#### APPLICANT INFORMATION:

Name Brian + Jo-Anna Walsh  
 Address 283 Holly Lane  
 City / State / Zip Grand Junction, CO 81503  
 Telephone 243-3691

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

NOTES: .876 acres

**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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>NO CHANGE</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>N/A</u>	Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)

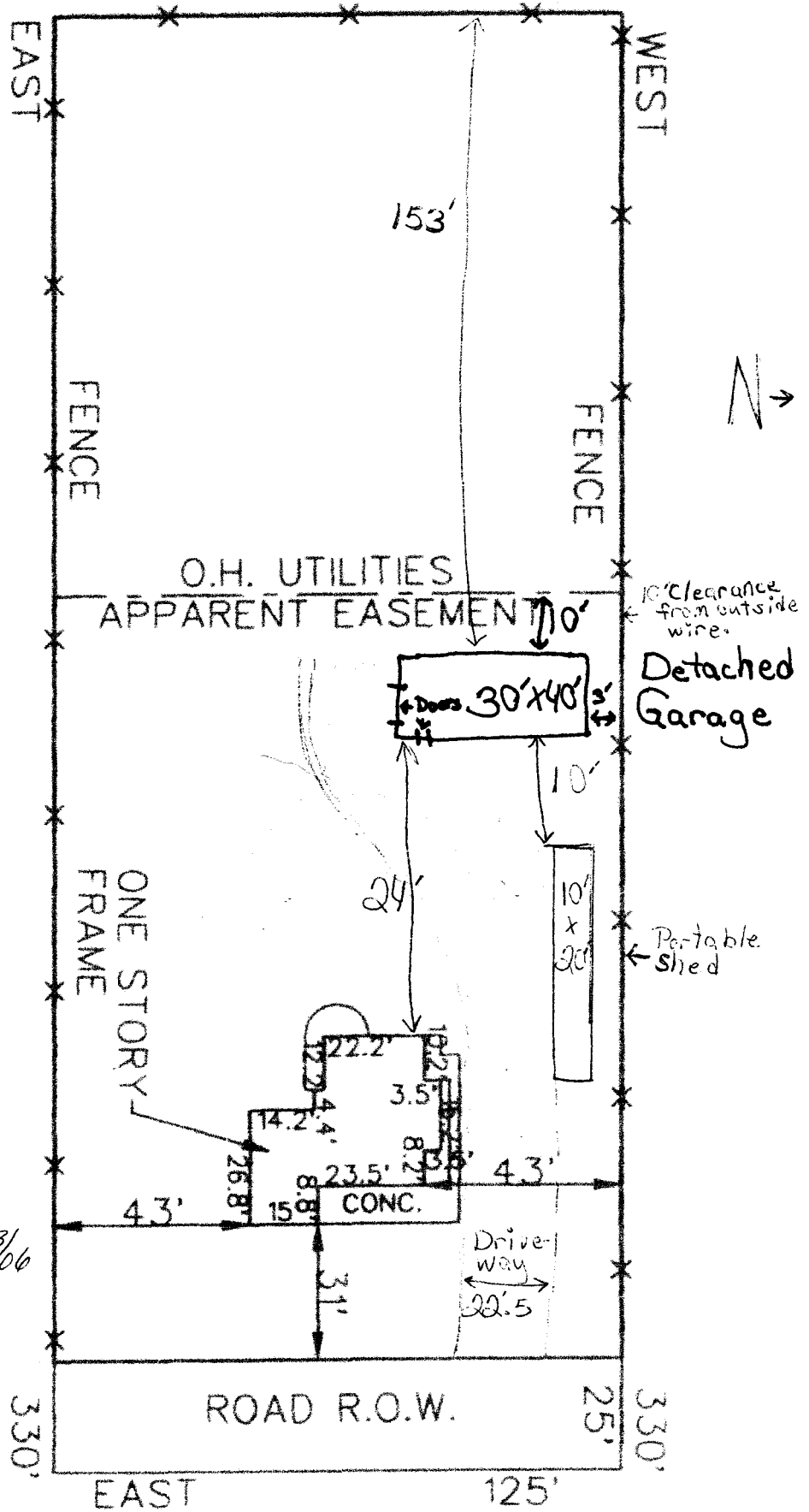
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 6/13/06  
 Department Approval [Signature] APA Date 6-13-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO CHG IN USE</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/13/06</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)



ACCEPTED *Rennie Edwards* 6/13/06  
 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.

# HOLLY LANE