

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

19188-12275

Building Address 283 HOLLY LN.
 Parcel No. 2945-252-00-049
 Subdivision —
 Filing — Block — Lot —

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1,285 Sq. Ft. Proposed 952
 Sq. Ft. of Lot / Parcel .876 ac. 28x34 (30x32)
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 17 ft.

OWNER INFORMATION:

Name BRIAN & JO ANNA WALSH
 Address 283 HOLLY LN.
 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
30x32 = 960 sq. ft.

APPLICANT INFORMATION:

Name BRIAN & JO ANNA WALSH
 Address 283 HOLLY LN.
 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): _____

NOTES: House = 1,285 sq. ft.
Slab will be larger than garage (40x30)

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>
accessory 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>n.a.</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>n.a.</u>	Driveway Location Approval <u>ZYISTINA</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).

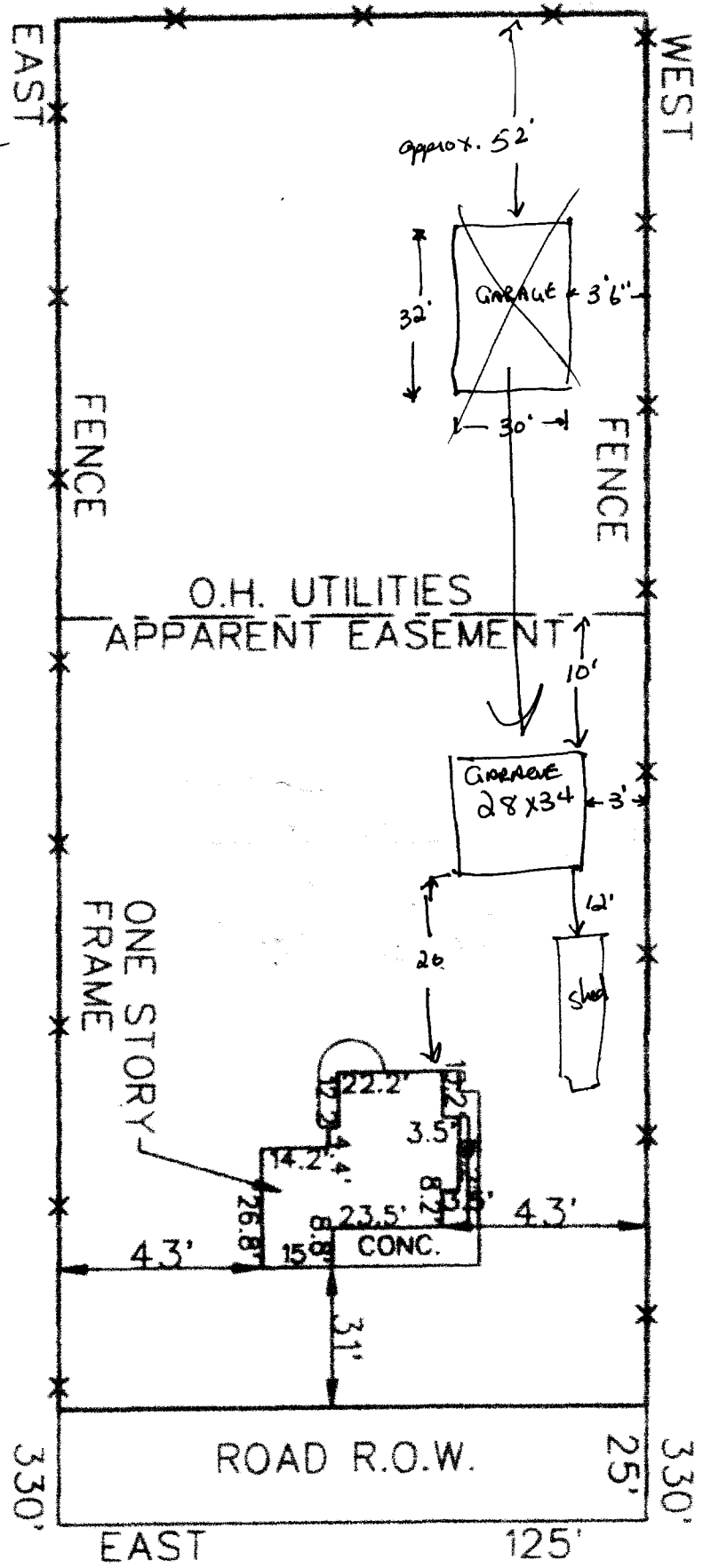
Applicant Signature Jo Anna Walsh Date 8/28/06
 Department Approval Ronnie Edwards JR Date 8/28/06 JAN 8/29/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>garage</u>
Utility Accounting <u>Bob Koran</u>	Date	<u>8-28-06</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)

Judith Rice
8/29/06
8/28/06

ACCEPTED
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.



283 HOLLY LANE