

FEE \$ 10.00
TCP \$ 1539.00
SIF \$ 460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 289 1/2 Holly Lane
 Parcel No. 2945-252-34-001
 Subdivision Allen Simple Sub
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1300
 Sq. Ft. of Lot / Parcel .33 Acre
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Scott Allen
 Address 2701 Hwy 50
 City / State / Zip Grand Jct Co 81503

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

APPLICANT INFORMATION:

Name Jane Clewing
 Address 2701 Hwy 50
 City / State / Zip Grand Jct Co 81503
 Telephone 245-2600 250-1797

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

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>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>E</u>	Driveway Location Approval <u>JA</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).

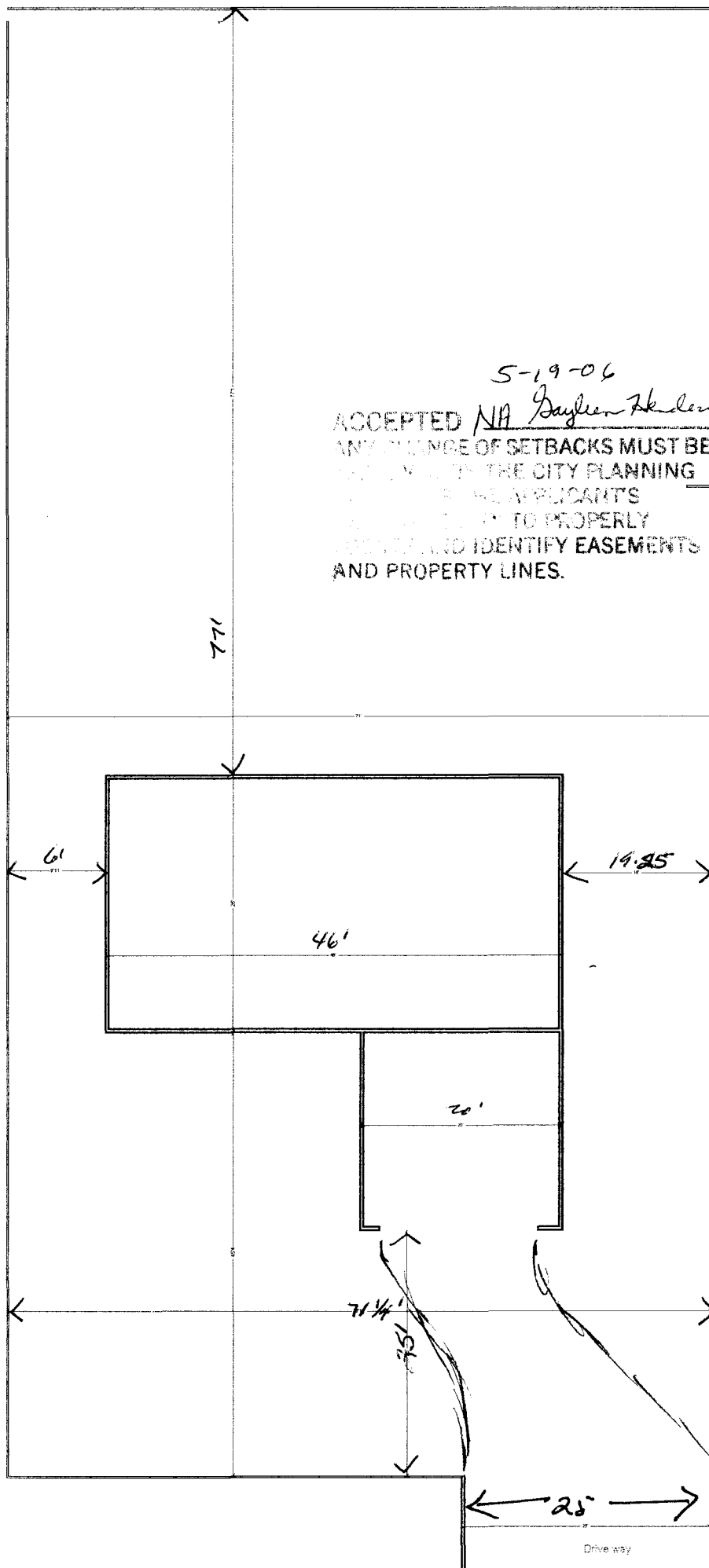
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jane Clewing Date 5/17/06
 Department Approval NA Dayleen Henderson Date 5-19-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19101</u>
Utility Accounting <u>OMarshall Cole</u>	Date <u>5-19-06</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)

5-19-06
ACCEPTED NA *Gaylen F. Klen*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANTS
ARE RESPONSIBLE TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



DRIVE OK
4/19/06
5/19/06

S 00°04'37" E 1320.88'

577.50

Plat Book 7 Page 39

N 00°04'37" W 71.25'

Ferguson Subdivision
Plat Book 7 Page 39

Obadia Subdivision
Plat Book 17 Page 77

Jerald & Jennifer Slates
Book 3409 Page 229

P.O.B.
Found PLS
27279

LOT 1
0.33 ACRES
More or Less

S 89°57'43" E 305.00'

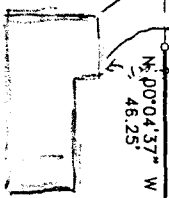
Found PLS
27279

LOT 2
0.17 ACRES
More or Less

N 89°57'43" W 159.22'

S 00°04'37" E 71.25'
14' Multipurpose
Easement

HOLLY LANE



145.78' 6' Xcel Easement Book 2767 Pages 591-592

N 89°57'43" W 305.00'

Stephanie Howell
Book 3801 Page 498

25.00
Book 757 Page 17

0.00
McAdams Subdivision
Plat Book 13 Page 232

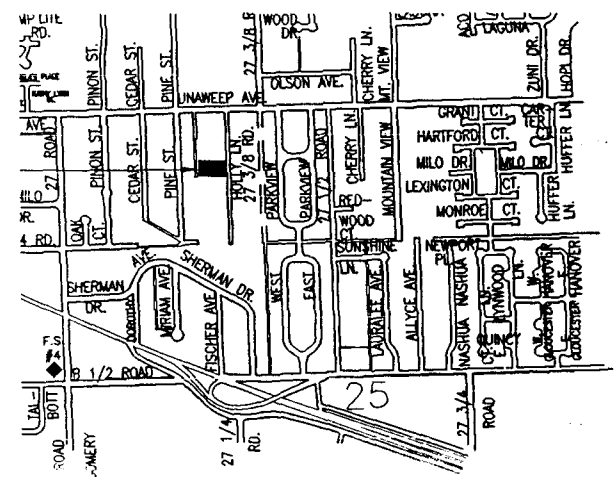
232
McAdams Subdivision
Plat Book 13 Page 232

5/16/06
DRIVE OK TH
Separate lot
from front

tract and Title
15448 C indicates
and Pacific Railroad
recorded February 5,
County Clerk and Recorder's
right of way is evident

LOCATION MAP
Not to Scale

PROJECT LOCATION



Found 2" Aluminum
Cap Marked DH Surveys
PLS 20677 NW 1/16