

FEE \$ <u>10</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

REVISED *Judith Rice pl*
10/31/07

35330-12284

Building Address 284 Holly Ln
 Parcel No. 2945-252-00105
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed ~~1~~ 108
 Sq. Ft. of Existing Bldgs 3200 Sq. Ft. Proposed 6000
 Sq. Ft. of Lot / Parcel 1.2 Ac
 principal struc = 1804 # acc. struc. (1) = 984 # + 108 = 1092 #
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface 53 #
 (Total Existing & Proposed) 3200 + 6000 3,800
 Height of Proposed Structure n.a.

OWNER INFORMATION:

Name Darren Vancil
 Address 284 Holly Ln
 City / State / Zip Grand Junction CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition: separate shed
 Other (please specify): addition to existing garage
2nd story on Garage
placement of structure in rear (shed)

APPLICANT INFORMATION:

Name Darren Vancil
 Address 284 Holly Ln
 City / State / Zip Grand Junction CO 81503
 Telephone 970-270-7773

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Xtra Room / woodshop -
Sink / Restroom

NOTES:

NOT Renting no 2nd story on garage

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 R-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5/3 from PL Rear 10/5 from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' Special Conditions To be used as a
Shop - No Kitchen. Appearance
 Voting District _____ Driveway Location Approval _____ must be consistent w/ neighborhood & principal structures
 (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). *Judith Rice 10/31/07*

Applicant Signature Darren Vancil Date 9-26-07
 Department Approval Paul Hinkel Date 9/27/07

Additional water and/or sewer tap fees are required:	YES	NO	W/O No. <u>Xtra Room / woodshop</u>
Utility Accounting	Date <u>10/3/07</u>		

286 HOLLY LN

284 HOLLY LN

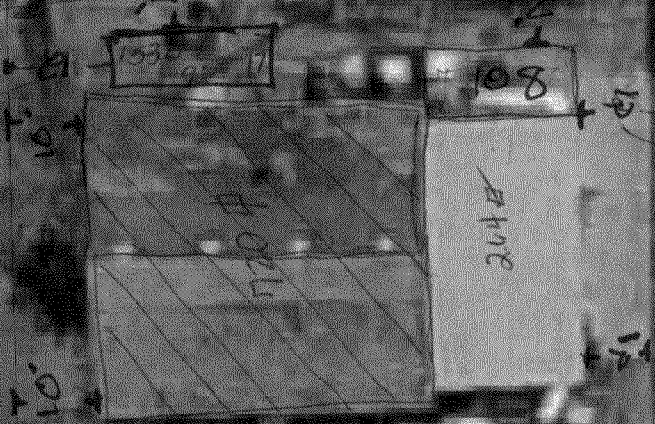
282 1/2 HOLLY LN

287 1/2 27 00 RD

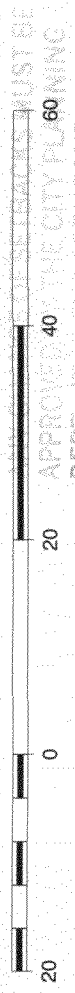
283 27 00 RD

285 1/2 27 00 RD

12' 12'



SCALE 1 : 211 ACCEPTED *Judith Park* for #7



APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

284 Holly Ln

adducto garage = 108 #

Shed at rear = 153 #

(no longer adding second story) *Judith Park*

10/23/07