

FEE \$	10.00
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

115976-8014

Building Address 314 LILAC LN.
 Parcel No. 2945-101-04-006
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1,700 Sq. Ft. Proposed 297
 Sq. Ft. of Lot / Parcel .398
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~297~~
 Height of Proposed Structure ~12 ft.

OWNER INFORMATION:

Name DANSEN LOY
 Address 314 LILAC LN.
 City / State / Zip 65, MO. 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify) Extending Garage - Storage - Cars only

APPLICANT INFORMATION:

Name _____
 Address SAME
 City / State / Zip _____
 Telephone 216-7387

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: GARAGE ADDITION

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>R-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>na</u> Driveway Location Approval _____ (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 Dansen Loy Date 3-22-08
 Department Approval Judith A. Fox Date 3-24-08

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No <u>NO WSR / SWR Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/31/08</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)

314 LILAC LN.

LN.

65,40,81506



F=20
S=7
R=25

ACCEPTED Judith A. Ryan 3/24/08
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

GARAGE ADDITION

DRIVEWAY

20'

PROPERTY LINE

