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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. /

12274-0

Building Address 285 Holly Lane
 Parcel No. 2945-25000-050
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 4 No. Proposed no chg
 Sq. Ft. of Existing Bldgs 960+630+132+108=1830 Sq. Ft. Proposed 300
 Sq. Ft. of Lot / Parcel 22869
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2130
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name Philip Wolfe
 Address 285 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): _____

APPLICANT INFORMATION:

Name SK EASTER CONSTRUCTION
 Address 3268 E rd. #72
 City / State / Zip Clifton, Co 81529
 Telephone (970)778-2777

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): add 1 bathroom & 2 bedrooms to existing home

NOTES: _____

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 PLANNING STAFF

ZONE R8 Maximum coverage of lot by structures 70
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

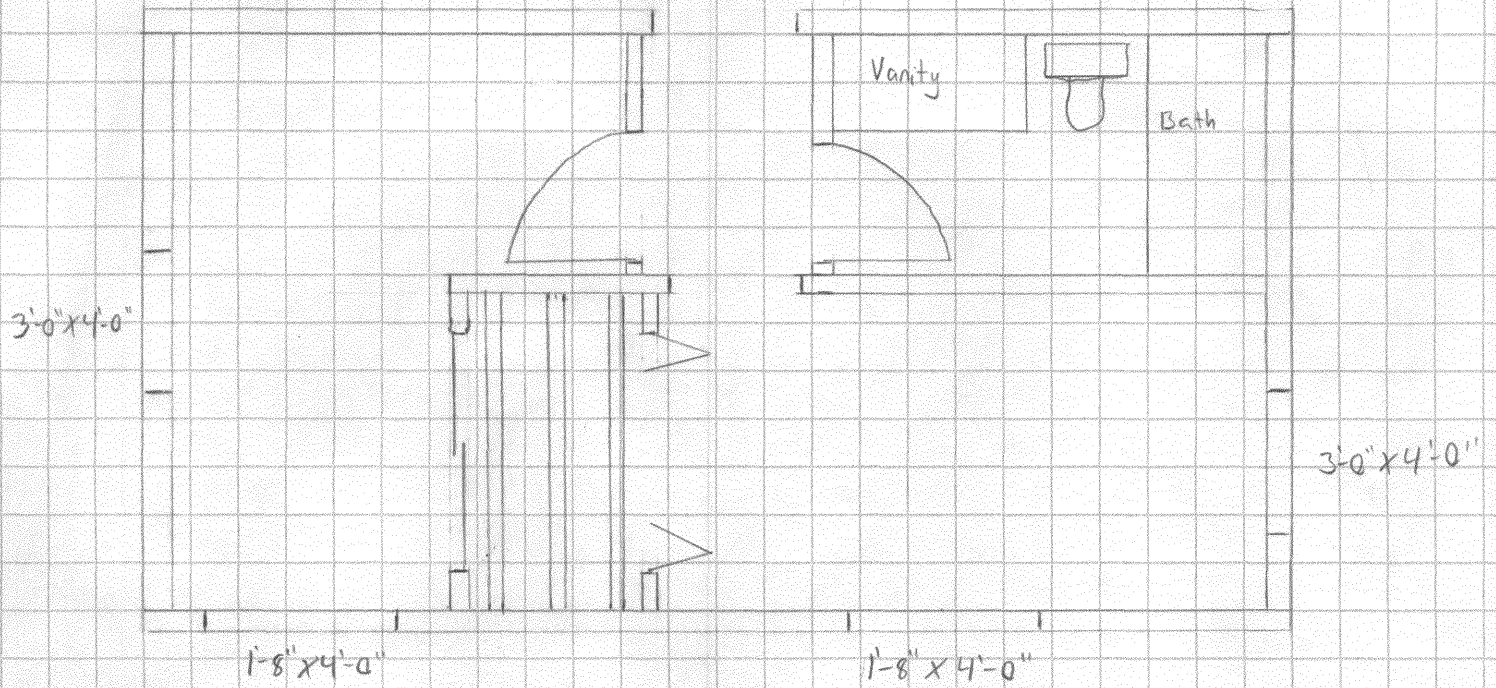
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 3/19/09
 Planning Approval C. McKee Date 3/19/09

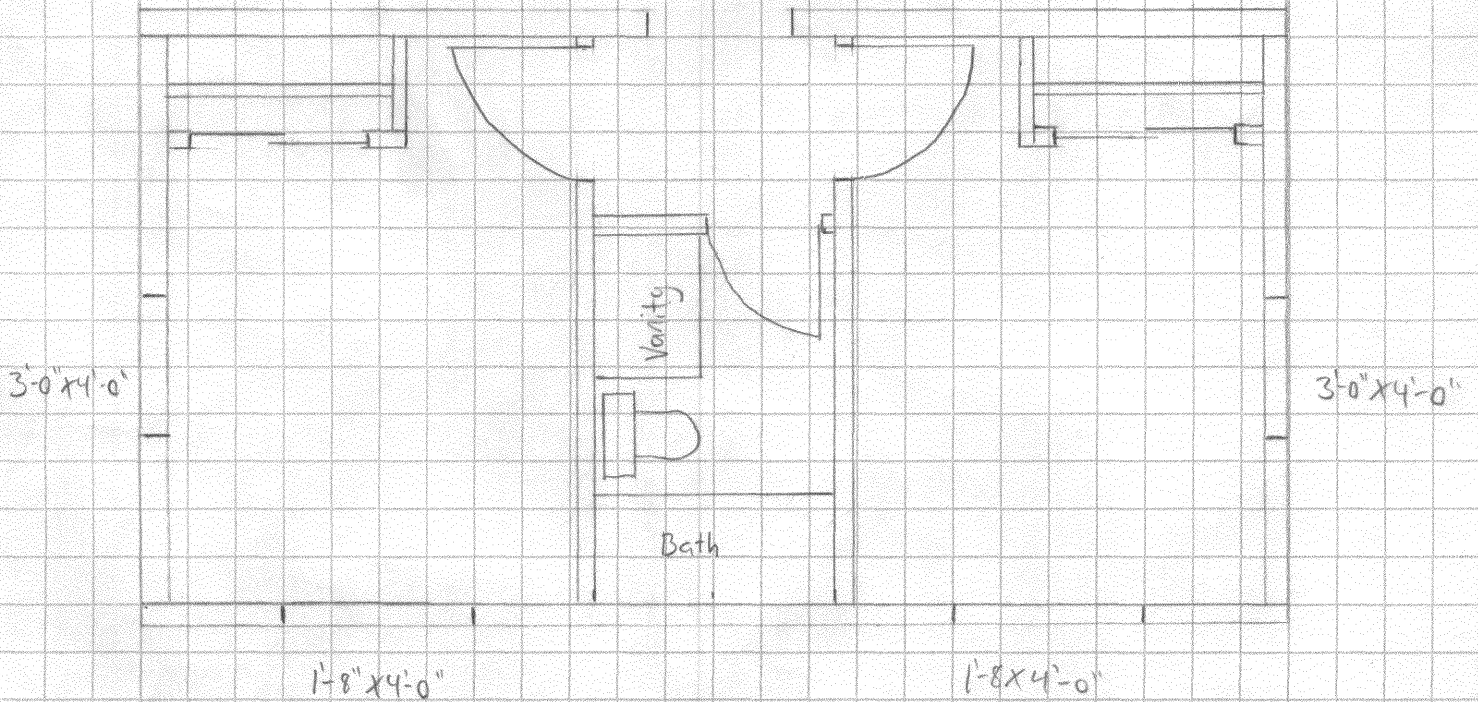
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no change</u>
Utility Accounting	Date <u>3-19-09</u>		

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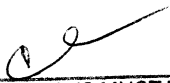


ACCEPTED *ce*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

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ACCEPTED



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285 Holly Lane

12-6-



SCALE 1 : 389

