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

BLDG PERMIT NO. \_\_\_\_\_

#6802-0

Building Address 2012 Linda Lane  
 Parcel No. 2945-121-20-022  
 Subdivision Bressan Minor Sub  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1

No. of Existing Bldgs 3225 No. Proposed NO CHG  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 223 Acres  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name MIKE LANE  
 Address 2012 Linda Lane  
 City / State / Zip Grand Junction CO 81501

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): DRIVEWAY CLEARANCE FOR FLORA ACCESS

**APPLICANT INFORMATION:**

Name MIKE LANE  
 Address 2012 Linda Lane  
 City / State / Zip Grand Junction CO 81501  
 Telephone 970 260 6199

\*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 PLANNING STAFF			
ZONE <u>R8</u>	Maximum coverage of lot by structures <u>70</u>		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required YES _____ NO _____		
Maximum Height of Structure(s) <u>40</u>	Parking Requirement _____		
Voting District _____	Driveway Location Approval <u>K67</u> (Engineer's Initials)	Special Conditions _____	

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 Mike Lane Date 10-5-09  
 Planning Approval C McKee Date 10/5/09

Additional water and/or sewer tap fee(s) are required.	YES	NO	W/O No. <u>Driveway</u>
Utility Accounting <u>Catherine Vroman</u>	Date <u>10-5-9</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# 2012 Linda Lane



SCALE 1 : 376

