

FEE \$	10 <sup>00</sup>
TCP \$	254 <sup>00</sup>
SIF \$	460 <sup>00</sup>

# PLANNING CLEARANCE

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

BLDG PERMIT NO.

Building Address 2086 Link Ln.  
 Parcel No. 2947-271-60008  
 Subdivision FRIDWAY VILLAS  
 Filing \_\_\_\_\_ Block 3 Lot 8

No. of Existing Bldgs 8 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 8 Sq. Ft. Proposed 1856  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Ken Kounis  
 Address 2086 Link Ln.  
 City / State / Zip 65, MO. 81507

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

**APPLICANT INFORMATION:**

Name Danien Loy  
 Address 314 Link Ln.  
 City / State / Zip 65, MO. 81505  
 Telephone 216-7387

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

NOTES: NEW CONST.

**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>PD (R-8 default)</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
Voting District <u>A</u>	Driveway Location Approval <u>RD</u> <small>(Engineer's Initials)</small>	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 Danien Loy Date 3-25-10  
 Planning Approval PD Taylor Hender Date 4-6-10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>21641</u>
Utility Accounting <u>Cottler</u>	Date <u>4-6-10</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)

65.04'

S39°42'07"E

10' DRAINAGE  
EASEMENT

17'-8 7/8"

24'-2 1/2"

COVERED  
PATIO

LOT 8  
6684 SQ. FT.  
0.15 ACRES

N 52°22'58" E

106.62'

6'-0"

6'-0"

101.48'

EXTENDED GARAGE

BUILDING ENVELOPE

WALKWAY

DRIVEWAY

22'

Driveway OK per 4/6/10

LINK LANE

ACCEPTED *RD Gayleen Skelton*

ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO