

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00



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BLDG PERMIT NO. 86848

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2853 FENEL AVE TAX SCHEDULE NO. 2943-191-00-136
 SUBDIVISION White Willows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1767
 FILING 1 BLK 7 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0-
 (1) OWNER Constructors West, Inc NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2818 1/2 NORTH AVE
 (1) TELEPHONE 241-5457 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Constructors West, Inc USE OF EXISTING BLDGS single family res
 (2) ADDRESS 2818 1/2 NORTH AVE DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 241-5457 Construct single family res.

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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or from center of ROW, whichever is greater
 Side 7' from PL Rear 25' from PL Special Conditions Approval Ltr from Lic
 Maximum Height 35' eng.
 CENSUS 8 TRAFFIC 60 ANNEX#

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 [Signature] Date 11-6-02
 Department Approval NA [Signature] Date 11-7-02

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 1

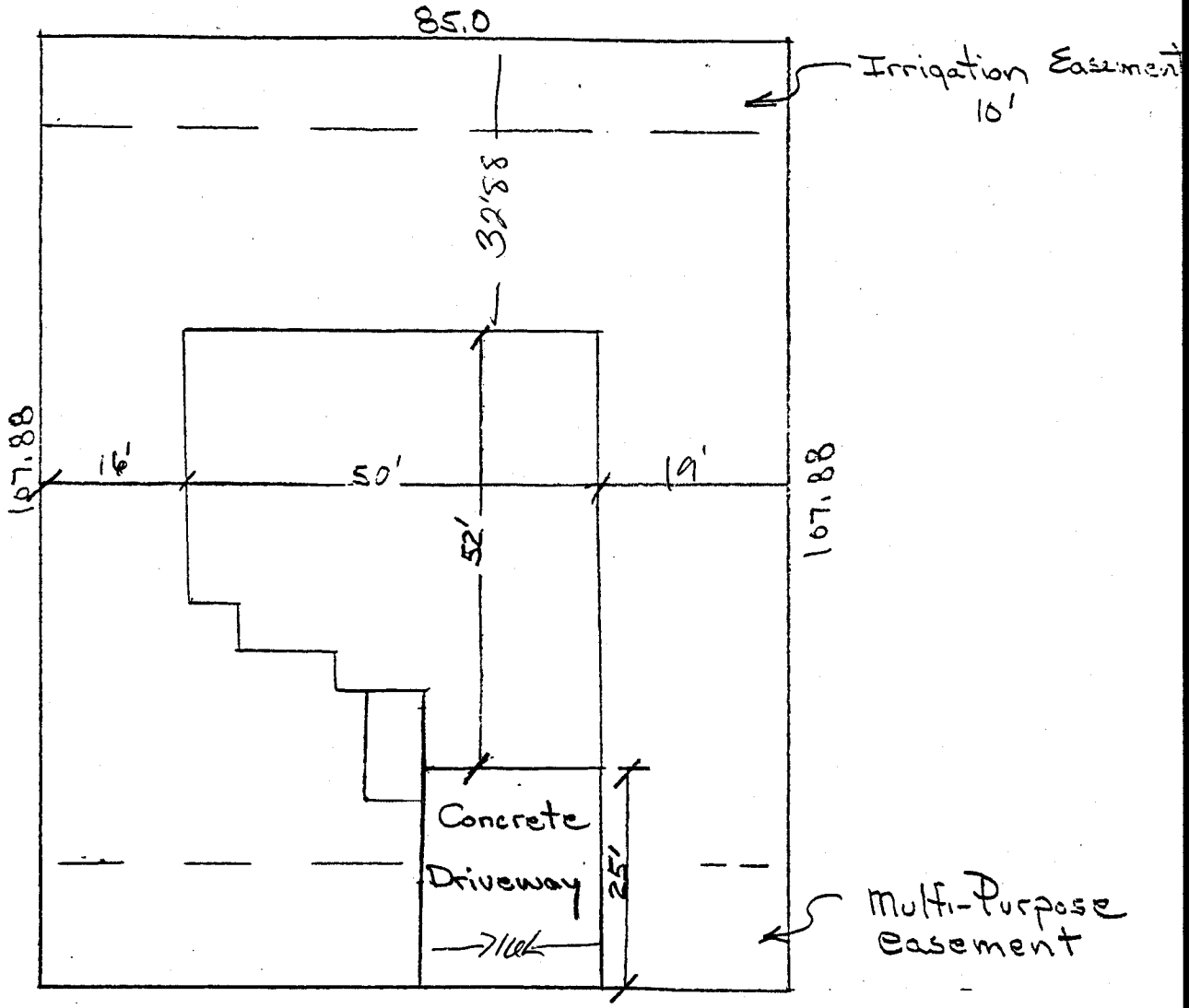
Utility Accounting [Signature] Date 11/7/02

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Alishe Naqvi 11/7/02



2853 Fenel Avenue

*GR LCN
 11/6/02*