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

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 86849



Your Bridge to a Better Community

BLDG ADDRESS 2855 FENEL AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 1481

TAX SCHEDULE NO. 2943-191-00-136 SQ. FT. OF EXISTING BLDGS 0
 (part of)

SUBDIVISION White Willows TOTAL SQ. FT. OF EXISTING & PROPOSED 1481

FILING 1 BLK 7 LOT 7

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Constructors West, Inc NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2818 1/2 NORTH AVE

USE OF EXISTING BUILDINGS single family res.

(1) TELEPHONE 241-5457

DESCRIPTION OF WORK & INTENDED USE Construct single family residence

(2) APPLICANT Constructors West, Inc

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

(2) ADDRESS 2818 1/2 NORTH AVE

(2) TELEPHONE 241-5457

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) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions Lic engineer approved Ltr.

CENSUS 8 TRAFFIC 60 ANN# _____

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 [Signature] Date 11-6-02

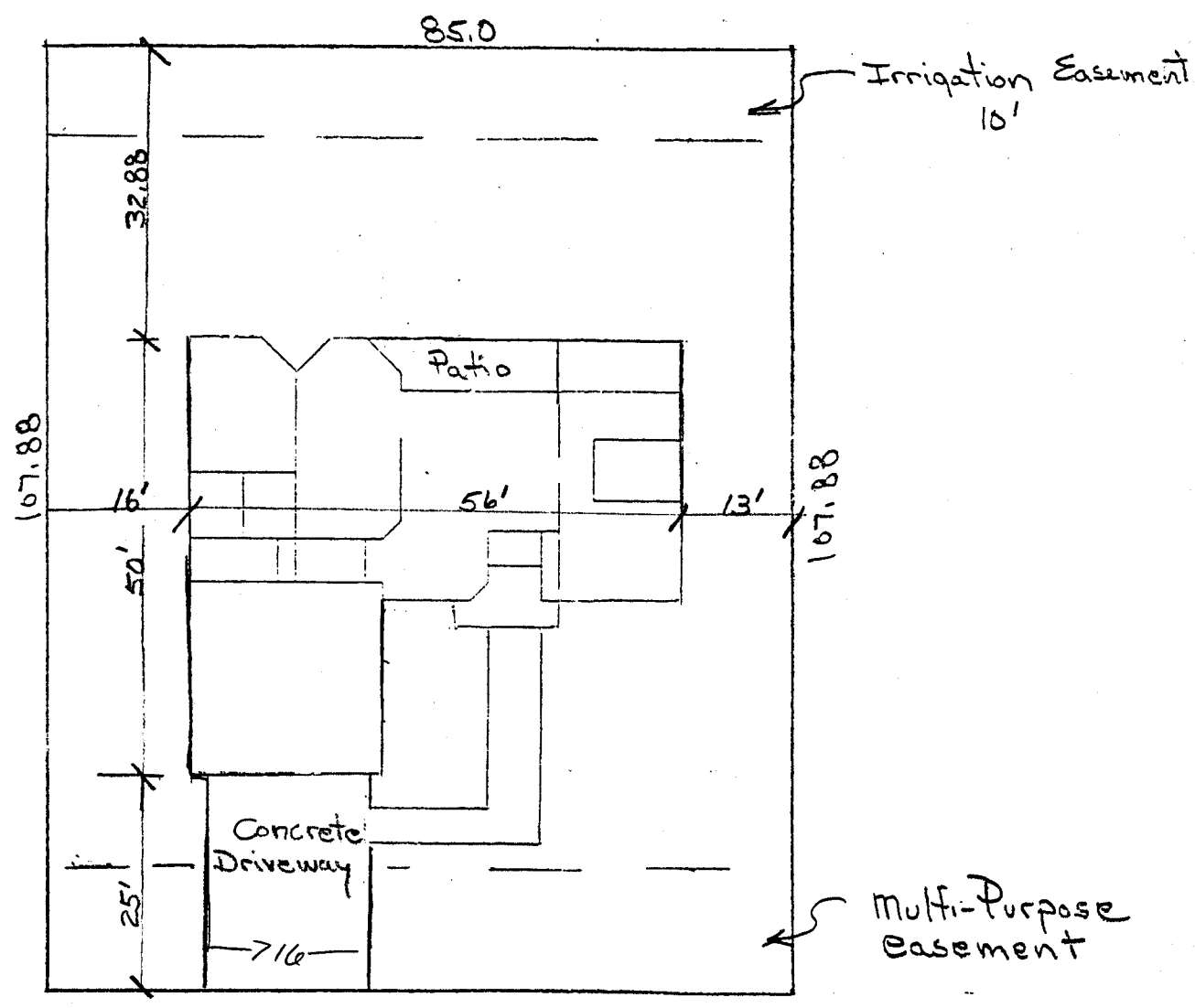
Department Approval NA [Signature] Date 11-7-02

| | | | |
|--|---|-----------------------------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>1</u> |
| Utility Accounting | [Signature] | | Date <u>11/7/02</u> |

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 *Mike Oregon 11/7/02*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES



2855 Fenel Avenue

OK
11/6/02