

+1500.00 C.G.V.S.D.
+1000.00 CITY OF.

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 87363



Your Bridge to a Better Community

17989

BLDG ADDRESS 384 SORREL ST. SQ. FT. OF PROPOSED BLDGS/ADDITION 1623^{sq} + 500 Garage

TAX SCHEDULE NO. 2943-191-00-136 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION WHITE WILLOWS TOTAL SQ. FT. OF EXISTING & PROPOSED 1623^{sq}

FILING 1 BLK 11 LOT 13 NO. OF DWELLING UNITS:
Before: Ø After: 1 this Construction

(1) OWNER SCHOOL DIST. 51. NO. OF BUILDINGS ON PARCEL
Before: Ø After: 1 this Construction

(1) ADDRESS 2935 NORTH AVENUE USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 243-3142 DESCRIPTION OF WORK & INTENDED USE NEW CONST.

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

(2) ADDRESS 143 BUENA VISTA DR.

(2) TELEPHONE 243-2136

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 Approval Ltr required from Lic. Eng

CENSUS 8 TRAFFIC 60 ANNX# _____

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 Mike J. Wells Date Nov. 22, 2002

Department Approval C. J. Gibson Date 12/4/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15542</u>
Utility Accounting <u>AMC</u>	Date <u>12/4/02</u>		

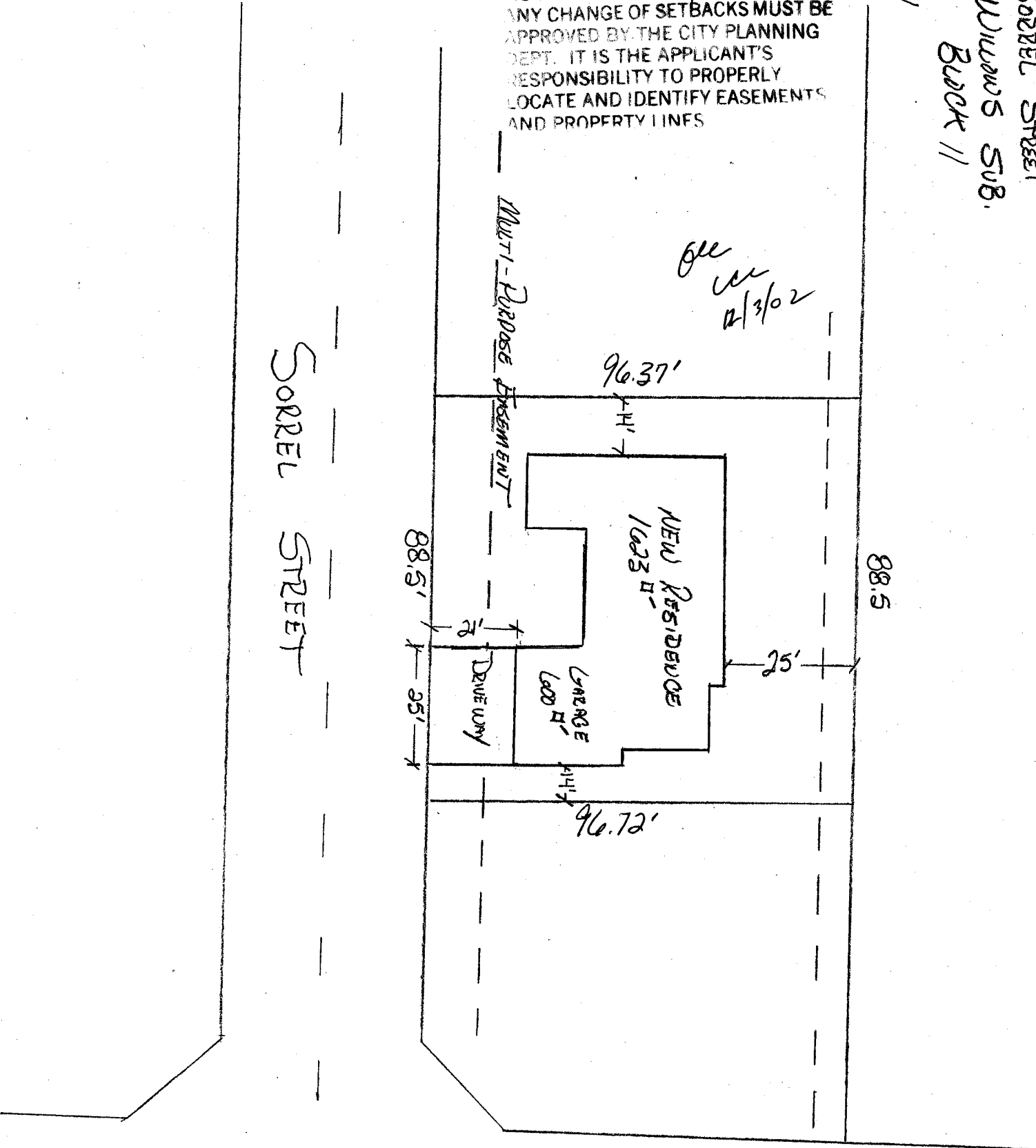
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

DATE: 12/4/02
FILE NO: 1
SITE: 384 SORREL STREET
WHITE WILLOWS SUB.
LOT 13 BLOCK 11

12/4/02
C. Jay Gibson
ACCEPTED
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

see
see
12/3/02



MASON STREET