

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

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

BLDG PERMIT NO. 90124



Your Bridge to a Better Community

BLDG ADDRESS 2850 Chamomile Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 2492
 TAX SCHEDULE NO. 294319123002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION White Willow TOTAL SQ. FT. OF EXISTING & PROPOSED 2492
 FILING 1 BLK 3 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Doug Peden NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3805 Applewood st. USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 257-9257 DESCRIPTION OF WORK & INTENDED USE New Residence
 (2) APPLICANT JIM KEY TYPE OF HOME PROPOSED:
 (2) ADDRESS 304 MAYKU WAY Site Built Manufactured Home (UBC)
 (2) TELEPHONE 970-640-1542 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 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 X 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 _____
 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 6-10-03
 Department Approval [Signature] Date 6/10/03

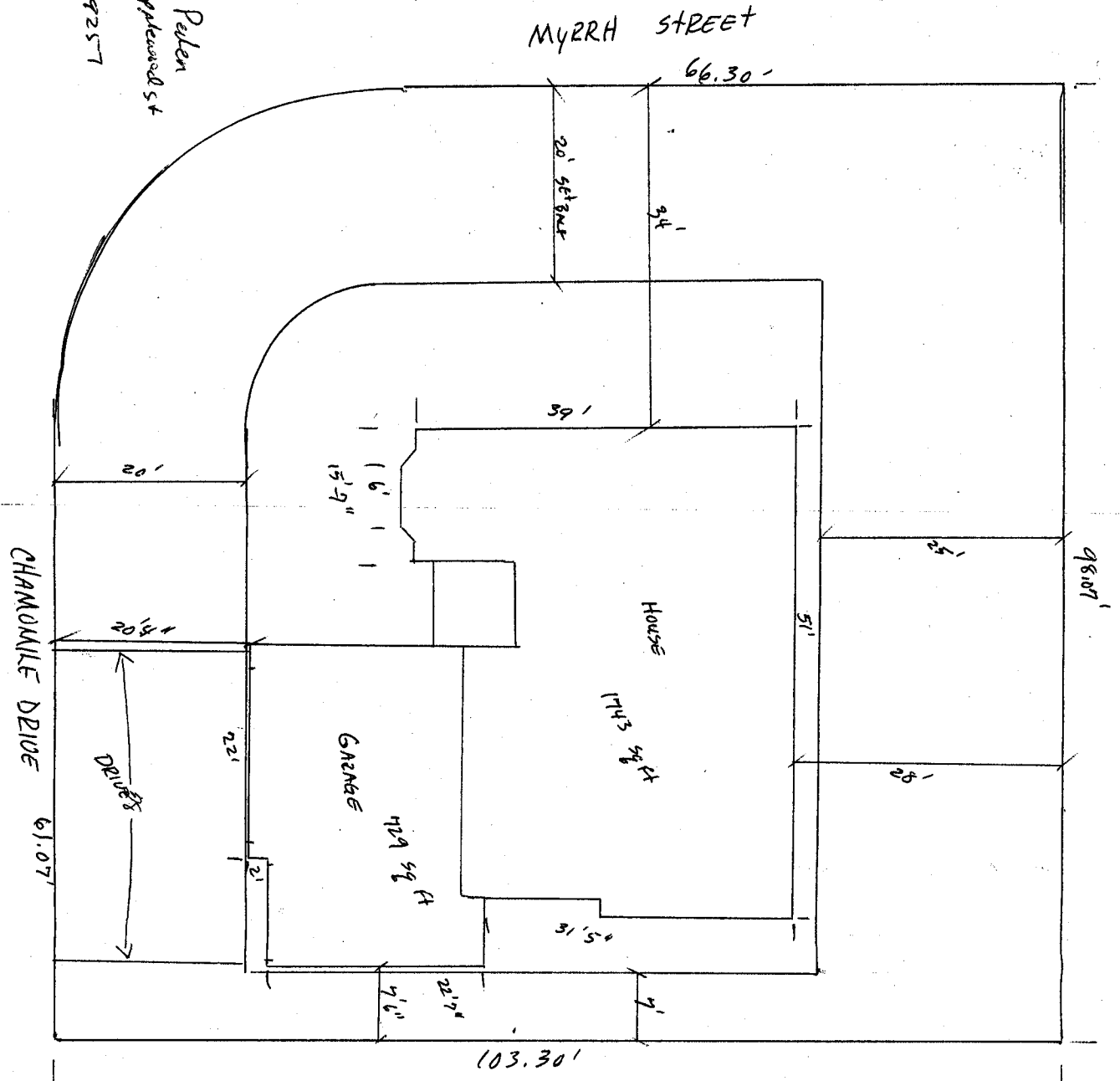
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

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 *Alisa Aragon 6/10/13*
 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.

DWELLER
 Doug Pelen
 8805 Myrtlewood St
 G.I. Co
 357-9257



DR
 06/10/13

WHITE WILLOW Subdivision

Block 3

Lot 2

Plot Plan

SCALE
 3/32 = 1'