

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 90519



Your Bridge to a Better Community

BLDG ADDRESS 2852 Chomomile dr

SQ. FT. OF PROPOSED BLDGS/ADDITION ~~2142~~ 2142 sqft

TAX SCHEDULE NO. 2943-141-23-003

SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION White Willows Sub.

TOTAL SQ. FT. OF EXISTING & PROPOSED (2142 sqft house + garage)

FILING 1 BLK 3 LOT 3

NO. OF DWELLING UNITS:

(1) OWNER Jonathan and Marileigh Hale

Before: 0 After: 1 this Construction

(1) ADDRESS 916 N 5th St #5

NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) TELEPHONE 970-263-4233

USE OF EXISTING BUILDINGS 0

(2) APPLICANT Jonathan and Marileigh Hale

DESCRIPTION OF WORK & INTENDED USE New construction House

(2) ADDRESS 916 N 5th St #5

TYPE OF HOME PROPOSED:

- Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE 970-263-4233

**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 "E"

Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions Approval 1hr from Lic Eng. required

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 Jonathan Hale

Date 7-3-03

Department Approval C. Faye Johnson

Date 7/7/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No (627)
Utility Accounting	<u>Marshall</u>		Date <u>7/7/03</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)

Revised 7/15/03 Nisha  
 7/7/03 Aragon  
 C. Faye 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.

10' 1" MS  
 5' 1" MS

7/13/03

14' MPE

28'

21'

18'

22'

103'

