

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

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 2850 Fenel  
 TAX SCHEDULE NO. 2943-191-21-004  
 SUBDIVISION White Willows  
 FILING 1 BLK 1 LOT 4  
 (1) OWNER Jim + Carlene Berg  
 (1) ADDRESS 275 30 Rd  
 (1) TELEPHONE 242-8748  
 (2) APPLICANT \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_

SQ. FT. OF PROPOSED BLDGS/ADDITION 1,776  
 SQ. FT. OF EXISTING BLDGS 0  
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1,776  
 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction  
 USE OF EXISTING BUILDINGS N/A  
 DESCRIPTION OF WORK & INTENDED USE Single Story Rancher Single Family Res.  
 TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ 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  
 SETBACKS: Front 20/25 from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7/3 from PL, Rear 25/5 from PL  
 Maximum Height 35'

Maximum coverage of lot by structures 50%  
 Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Parking Req'mt 2  
 Special Conditions Engineered foundation required  
 CENSUS E 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 Jim + Carlene Berg Date Nov. 14, 2003  
 Department Approval NA Date 12/4/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>16793</u>
Utility Accounting <u>T. Bensley</u>	Date <u>12/4/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-8-2C Grand Junction Zoning & Development Code)

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

Jim + Carlene Berg  
2850 Fenel

ACCEPTED *Alisa Magan* 12-4-03  
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.

