

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

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

BLDG PERMIT NO. 89908



Your Bridge to a Better Community

BLDG ADDRESS 2861 FENEL

SQ. FT. OF PROPOSED BLDGS/ADDITION 1,597

TAX SCHEDULE NO. 2943-191-27-004

SQ. FT. OF EXISTING BLDGS —

SUBDIVISION White Willow

TOTAL SQ. FT. OF EXISTING & PROPOSED 1,597

FILING 1 BLK 7 LOT 4

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

(1) OWNER TML ENTERPRISES INC.

NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 2569

USE OF EXISTING BUILDINGS —

(1) TELEPHONE (970) 245-9271

DESCRIPTION OF WORK & INTENDED USE New Home CONST.

(2) APPLICANT TML ENTERPRISES INC

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

(2) ADDRESS P.O. Box 2569

(2) TELEPHONE (970) 245-9271

**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 5090

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 Engineered Foundation  
Req'd

**(E)** 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 [Signature]

Date 4/6/03

Department Approval [Signature]

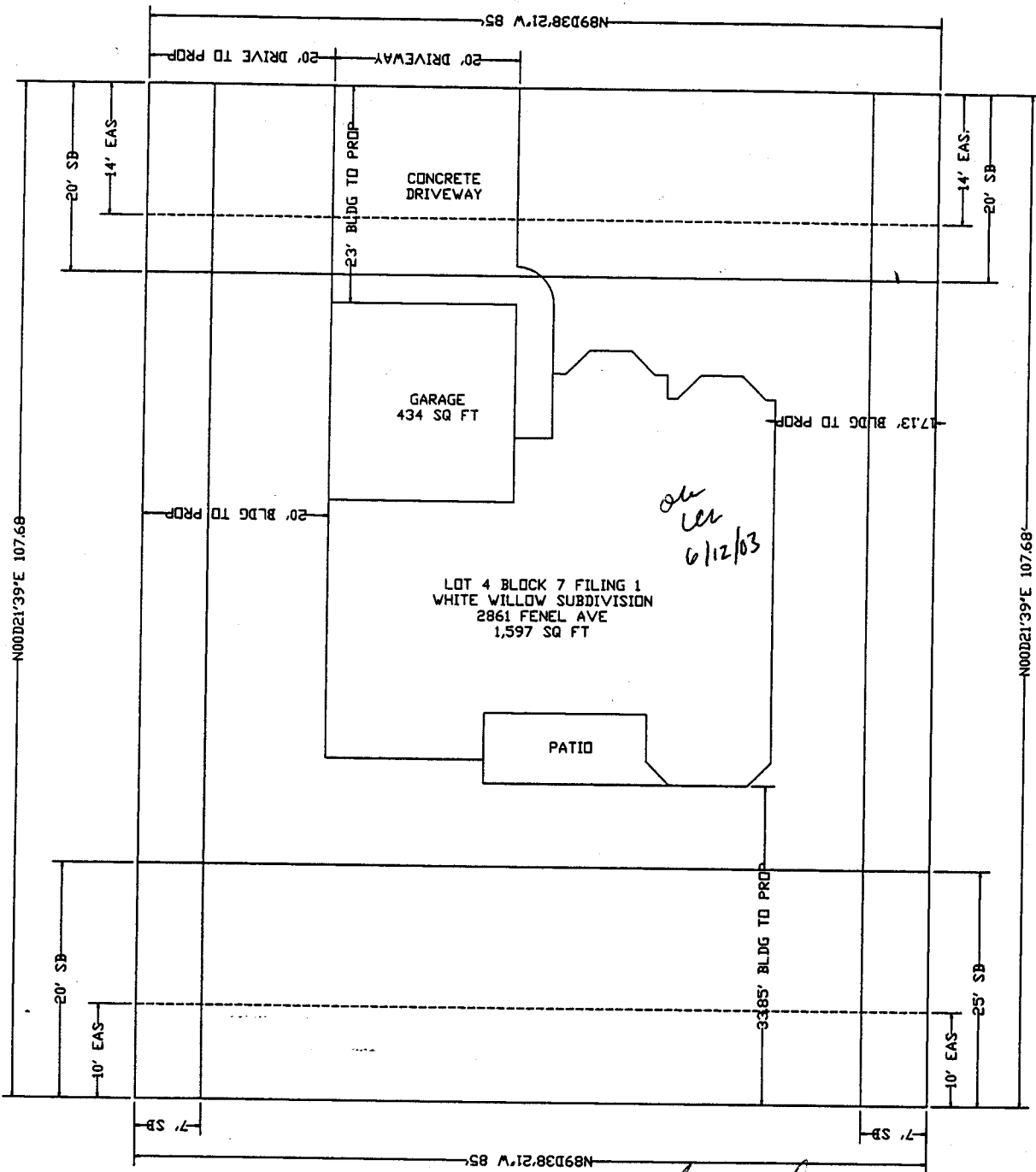
Date 6/23/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16217</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-23-03</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)

# FENEL AVE



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.

*Michele Wagner 6/23/03*

*see 6/12/03*