

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

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

BLDG PERMIT NO. 90265



Your Bridge to a Better Community

BLDG ADDRESS 2863 FENEL SQ. FT. OF PROPOSED BLDGS/ADDITION 1,526
 TAX SCHEDULE NO. 2943-191-27-003 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION White Willow TOTAL SQ. FT. OF EXISTING & PROPOSED 1,526
 FILING 1 BLK 7 LOT 3 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:
 (2) ADDRESS P.O. Box 2569 Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE (970) 245-9271 _____ 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 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 Foundation Design
E Performed by PE
 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).

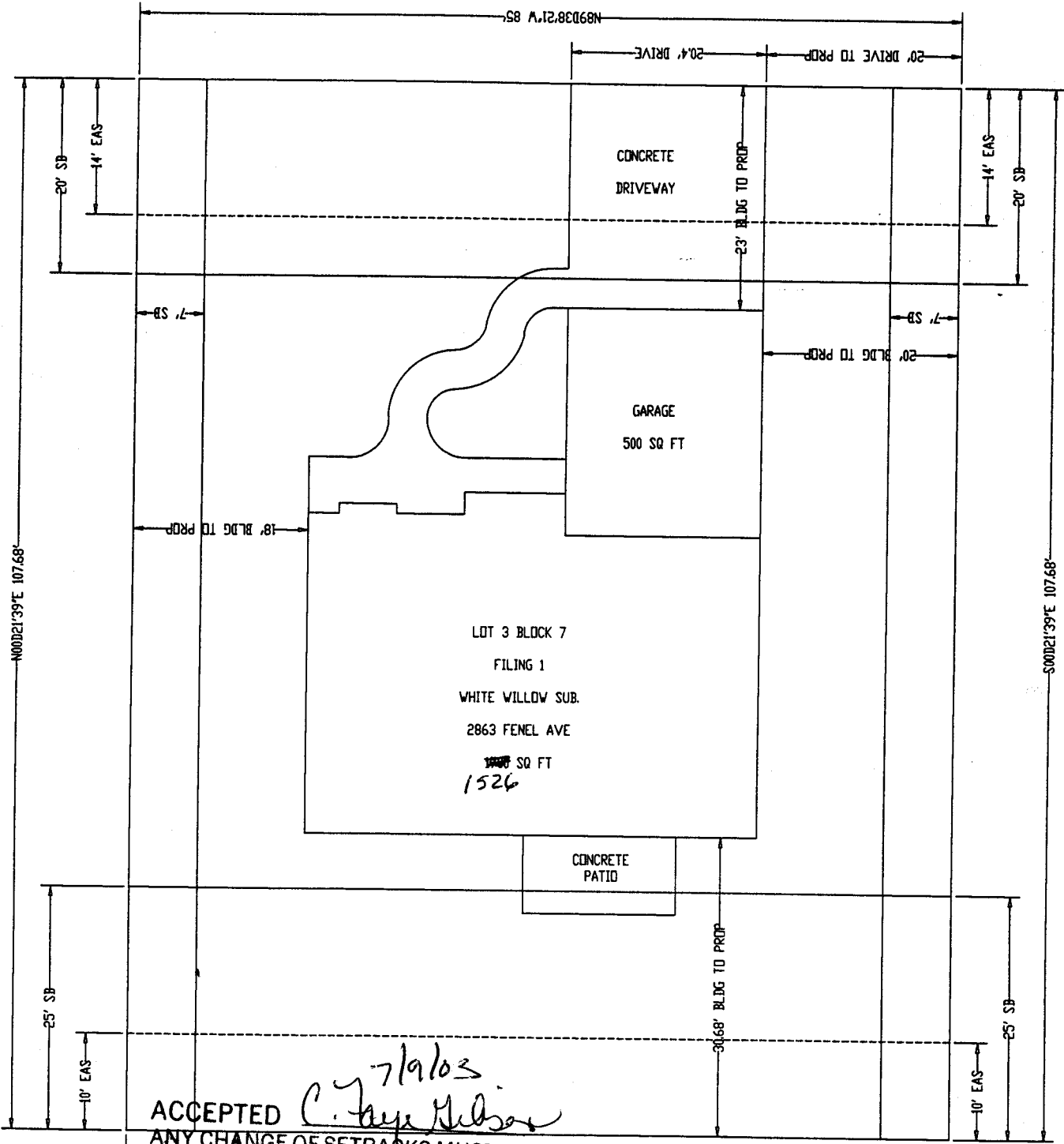
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6/3/03
 Department Approval [Signature] Date 7/9/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	<u>W/ONG</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7-9-03</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 ^{5/17/03} *one way*



7/19/03
ACCEPTED *C. Jay Nelson*

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.

A.12.8C0168N