

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 385 Sorrel SQ. FT. OF PROPOSED BLDGS/ADDITION 1538

TAX SCHEDULE NO. 2943-191-28-004 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION White Willow TOTAL SQ. FT. OF EXISTING & PROPOSED 1538

FILING 1 BLK 4 LOT 8 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 GJ USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 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 G.J.

(2) TELEPHONE 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 50%

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL
 Maximum Height 35'

Permanent Foundation Required: YES NO

Parking Req'mt 2

Special Conditions Engineered foundation 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).

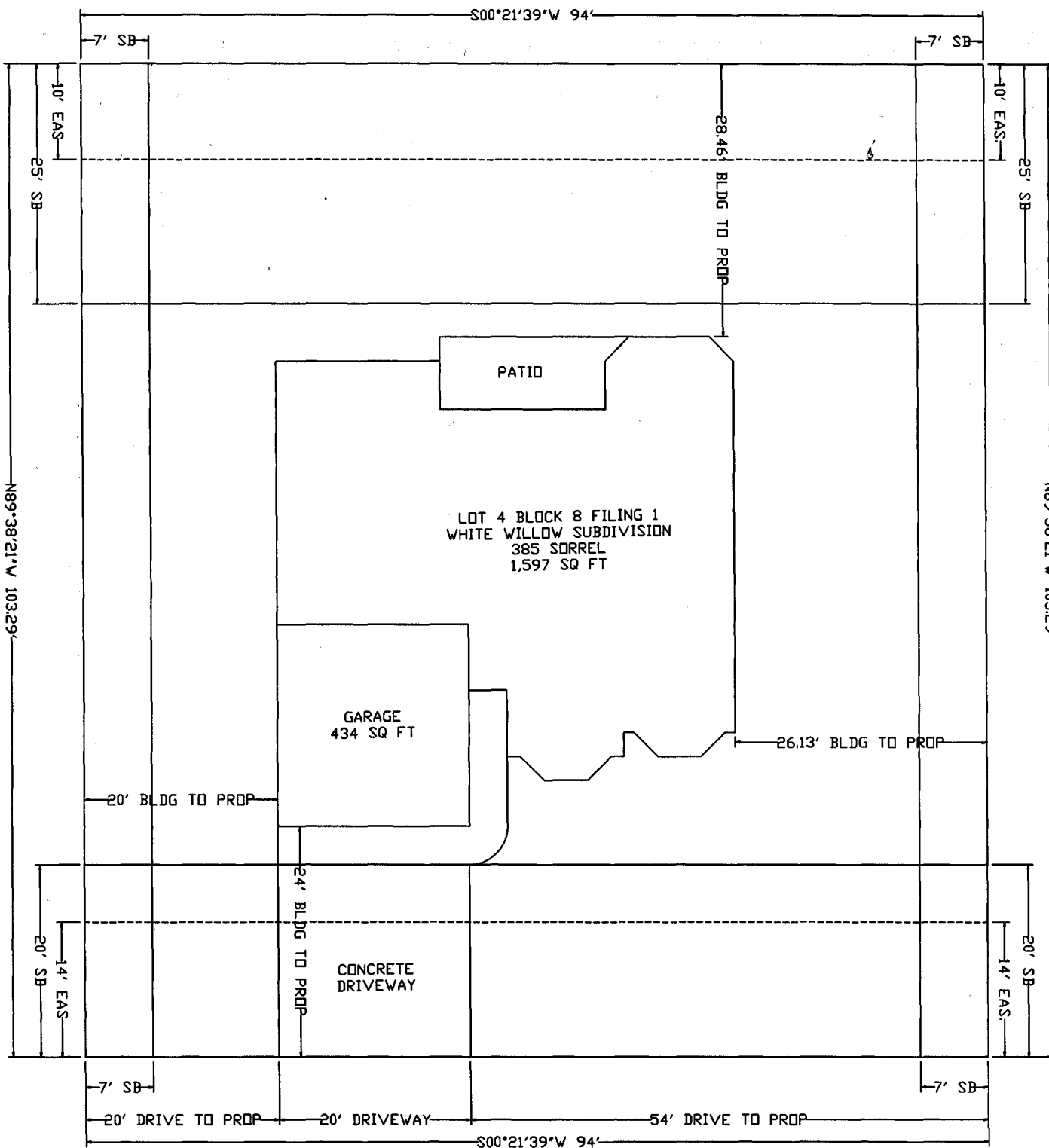
Applicant Signature [Signature] Date 10/4/03

Department Approval [Signature] Date 10/15/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16052</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/15/03</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)



LOT 4 BLOCK 8 FILING 1
 WHITE WILLOW SUBDIVISION
 385 SORREL
 1,597 SQ FT

GARAGE
 434 SQ FT

PATIO

CONCRETE
 DRIVEWAY

SORREL STREET

*all
 aw
 10/6/03*



N

10-15-03

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Miss. Moore