

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 90155



Your Bridge to a Better Community

BLDG ADDRESS 387 Sorrel SQ. FT. OF PROPOSED BLDGS/ADDITION 1,385  
 TAX SCHEDULE NO. 2943-191-28-003 SQ. FT. OF EXISTING BLDGS —  
 SUBDIVISION White Willow TOTAL SQ. FT. OF EXISTING & PROPOSED 1,385  
 FILING 1 BLK 8 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 N/A  
 (1) TELEPHONE 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 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 20/25 from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7/3 from PL, Rear 25/5 from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions Engineered foundation approval required  
 CENSUS E TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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).

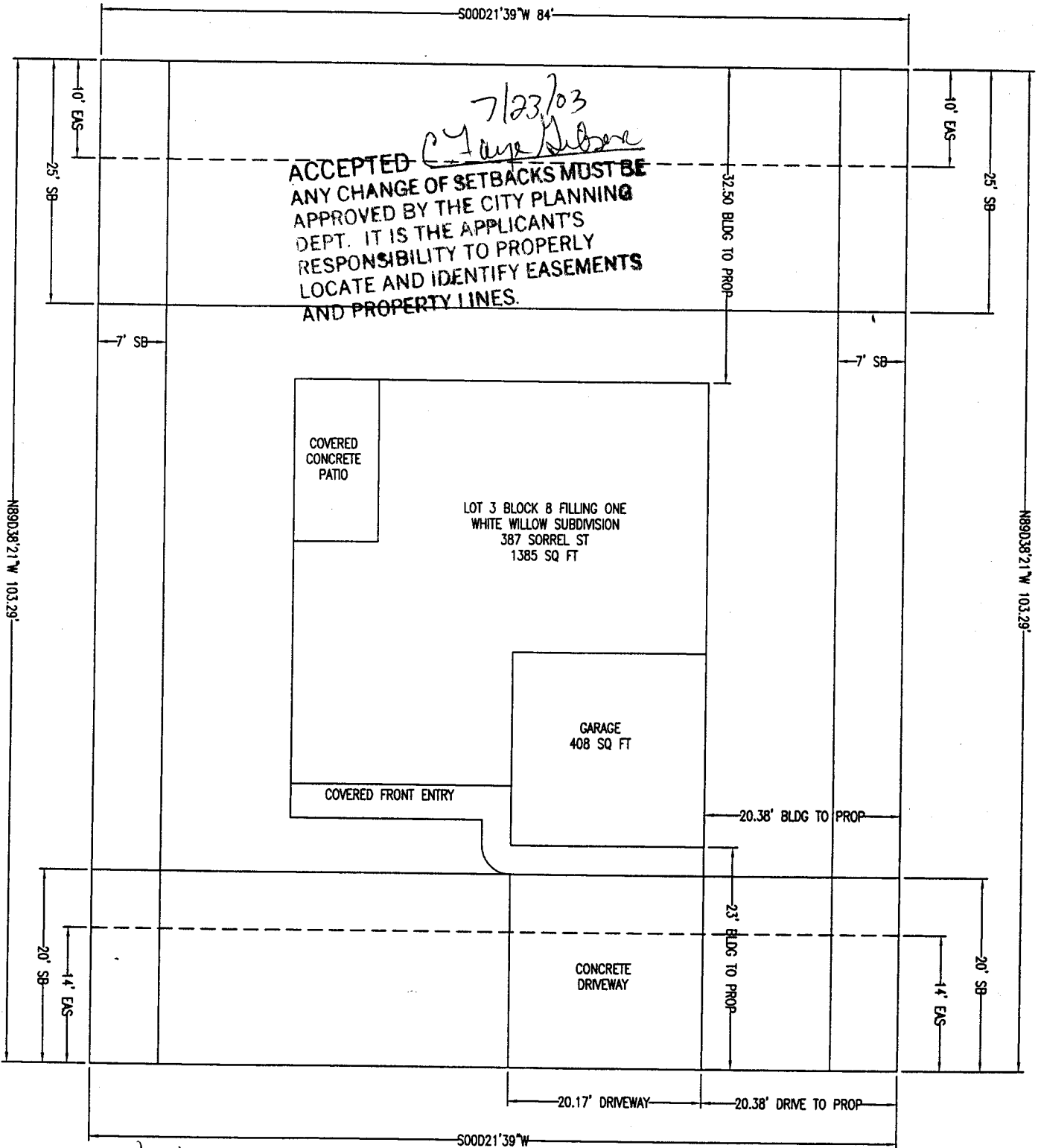
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 6/25/03  
 Department Approval [Signature] Date 7/23/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12344</u>
Utility Accounting <u>[Signature]</u>		Date	<u>7-23-03</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)



7/23/03  
 C. J. [Signature]  
 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.

LOT 3 BLOCK 8 FILLING ONE  
 WHITE WILLOW SUBDIVISION  
 387 SORREL ST  
 1385 SQ FT

CARAGE  
 408 SQ FT

COVERED  
 CONCRETE  
 PATIO

COVERED FRONT ENTRY

CONCRETE  
 DRIVEWAY

SORREL STREET

6/22/03  
 [Signature]

