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

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

BLDG PERMIT NO. 89747



Your Bridge to a Better Community

BLDG ADDRESS 391 Sorrel SQ. FT. OF PROPOSED BLDGS/ADDITION 1412
 TAX SCHEDULE NO. 2943-191-28-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION White Willow TOTAL SQ. FT. OF EXISTING & PROPOSED 1412
 FILING 1 BLK 8 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Custom Quality Homes INC. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2394 SAYRE DR. USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 241-0325 DESCRIPTION OF WORK & INTENDED USE SFR
 (2) APPLICANT Custom Quality Homes TYPE OF HOME PROPOSED:
 (2) ADDRESS 2394 SAYRE DR. Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 201-2371 _____ 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 Eng. foundation reqd
 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 6-4-03
 Department Approval [Signature] Date 6-4-03

| | | | |
|--|---|------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>16662</u> |
| Utility Accounting <u>[Signature]</u> | | Date | <u>6/6/03</u> |

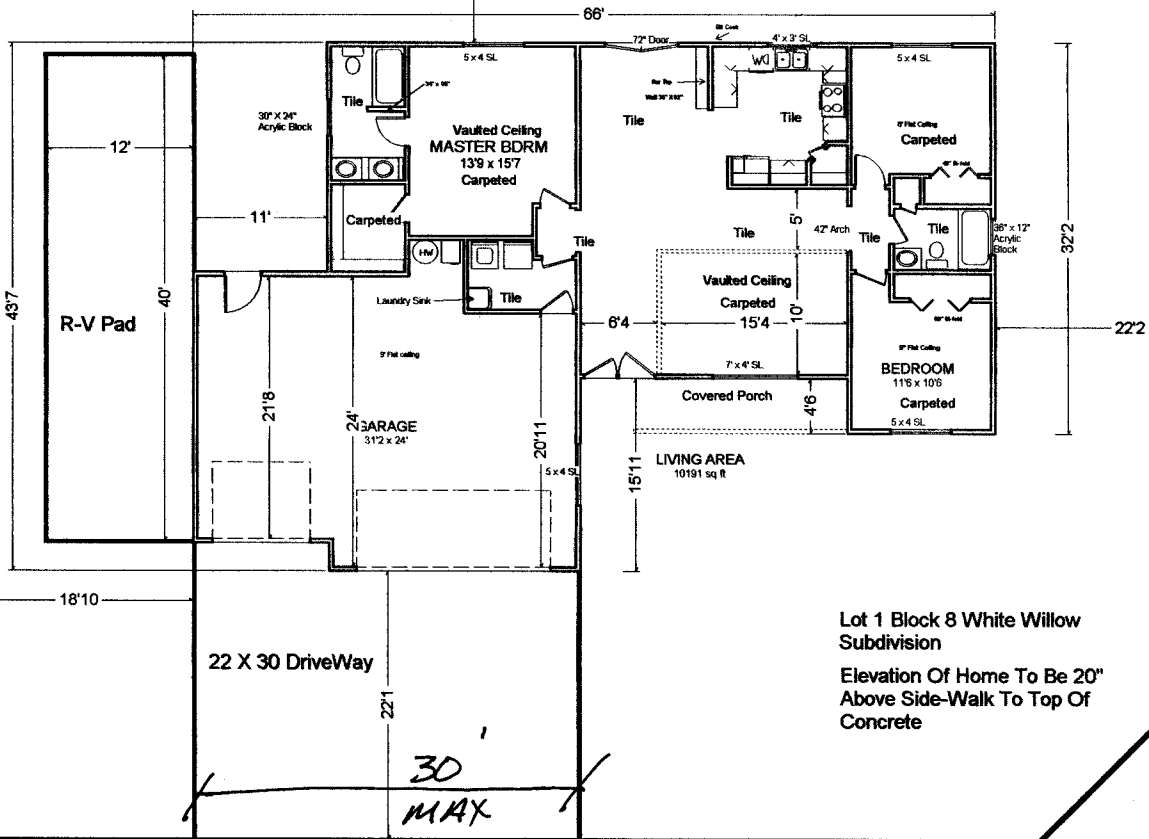
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

107

North
→

6-6-03 *Gayleen Henderson*
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.

84.74'



87.96'

RV PAD CANNOT BE CONCRETE OR GRAVEL TO SIDEWALK.

Drive OK
Trick Down's
6-5-03

995