

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 392 Sorrel SQ. FT. OF PROPOSED BLDGS/ADDITION 1385

TAX SCHEDULE NO. 2943-191-30-009 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION WHITE WILLOW TOTAL SQ. FT. OF EXISTING & PROPOSED 1385

FILING 1 BLK 11 LOT 9 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 G.J. 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 G.J. 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' 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 Engineered Foundation Required

E CENSUS _____ 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 10/15/03

Department Approval [Signature] Date 11/2/03

Additional water and/or sewer tap fee(s) are required:	<u>YES</u>	NO	W/O No <u>16757.</u>
Utility Accounting <u>[Signature]</u>		Date	<u>11-21-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

11/21/03

Chape Hall

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.

SORREL STREET

on the
10/20/03

