

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

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

BLDG PERMIT NO. 90607



Your Bridge to a Better Community

BLDG ADDRESS 396 Somer SQ. FT. OF PROPOSED BLDGS/ADDITION 1466  
 TAX SCHEDULE NO. 2943-191-30-007 SQ. FT. OF EXISTING BLDGS 1466  
 SUBDIVISION White willows TOTAL SQ. FT. OF EXISTING & PROPOSED 1466  
 FILING 1 BLK 11 LOT 7 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER John Ray NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 420 29 Rd, GS 81504 USE OF EXISTING BUILDINGS None  
 (1) TELEPHONE (920) 261-0376 DESCRIPTION OF WORK & INTENDED USE New Res.  
 (2) APPLICANT Same TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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 26' from property line (PL) Permanent Foundation Required: YES X 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 John Ray Date 7-21-03  
 Department Approval Uishi Date 7/28/03

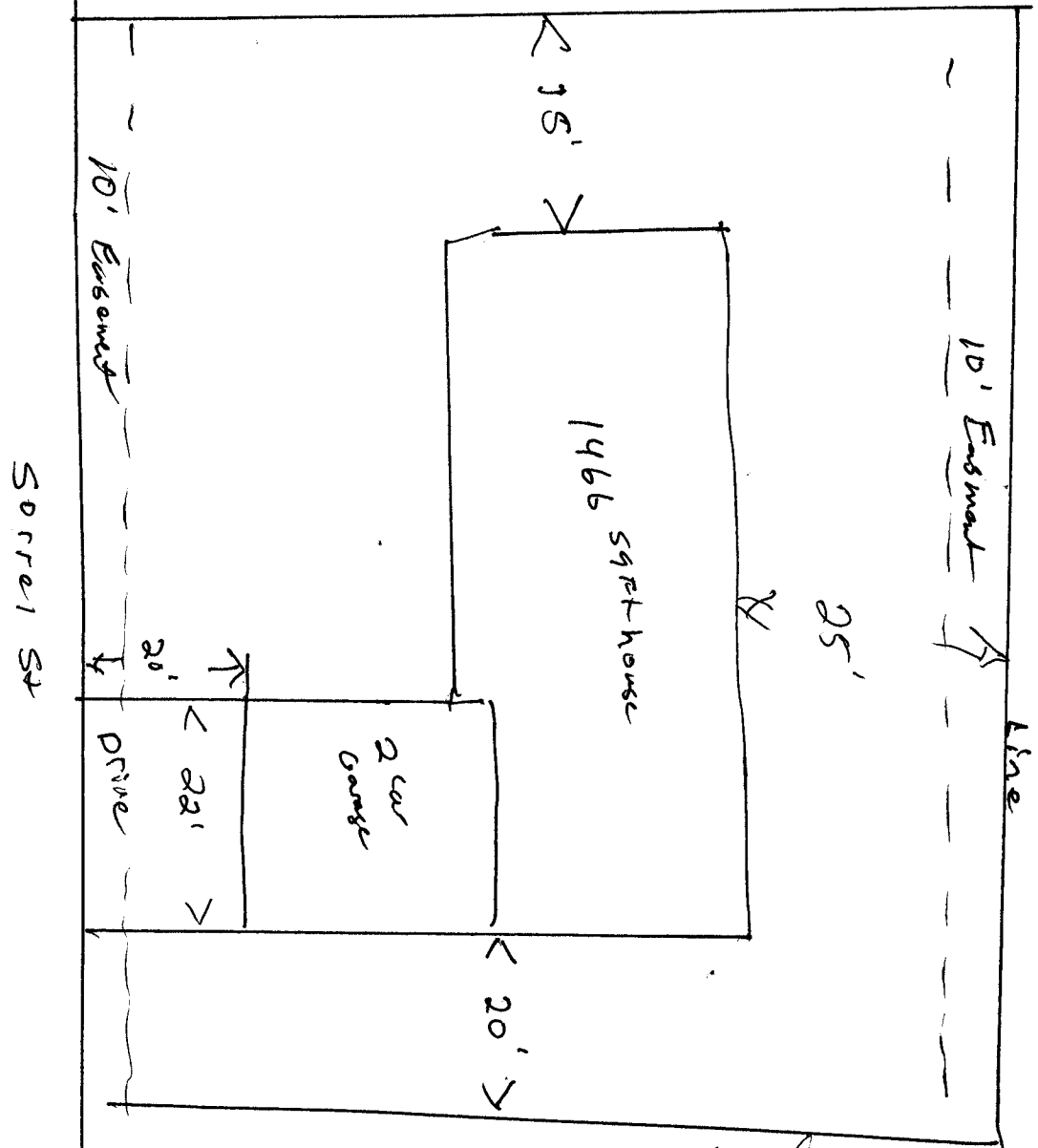
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>16356</u>
Utility Accounting	<u>Bob Overholt</u>	Date	

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)

(N)

7/22/03  
W  
W



ACCEPTED *Alida Anger* 7/28/03  
 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.