

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 2857 Fenel SQ. FT. OF PROPOSED BLDGS/ADDITION 1,581
 TAX SCHEDULE NO. 2943-191-27-006 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION White willows TOTAL SQ. FT. OF EXISTING & PROPOSED 1,581
 FILING 1 BLK 7 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Terry DeHerrera NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 381 Skyler ST. USE OF EXISTING BUILDINGS Single Family Home
 (1) TELEPHONE 241-9142 DESCRIPTION OF WORK & INTENDED USE newconst. Home
 (2) APPLICANT N/A TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ _____ 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
 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 3-24-04
 Department Approval [Signature] Date 5-21-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17278</u>
Utility Accounting <u>[Signature]</u>		Date	<u>5/21/04</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)

N 89d 38'21" W

85.00'

10'0" Irrigation

28' 8"

h/0/3/04
w
de

N 00d 21'39" E

107.68'

17' 6"

Fence

N 00d 21'39" E

107.68'

Fence

17' 6"

2857 Fenel Ave.

Lot 6 Block 7

9,153 S.F.

0.210 Acre

5/20/01

5' Walk

E
G

Concrete Driveway

27'0"

14'0" Setback

85.00'

N 89d 38'21" W

ACCEPTED
ANY CHANCE 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.