

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 2866 FENEL AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 1410

TAX SCHEDULE NO. 2943-191-30-005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION WHITE WILLOWS TOTAL SQ. FT. OF EXISTING & PROPOSED 1410

FILING 1 BLK 1 LOT 5 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER CITADEL'S MCINTYRE NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 807 LAPAZ CT GJ USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-243-3341 DESCRIPTION OF WORK & INTENDED USE RESIDENCE

(2) APPLICANT SAARZ TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 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 \_\_\_\_\_ 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 2/9/04

Department Approval [Signature] Date 2/11/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>17008</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/11/04</u>

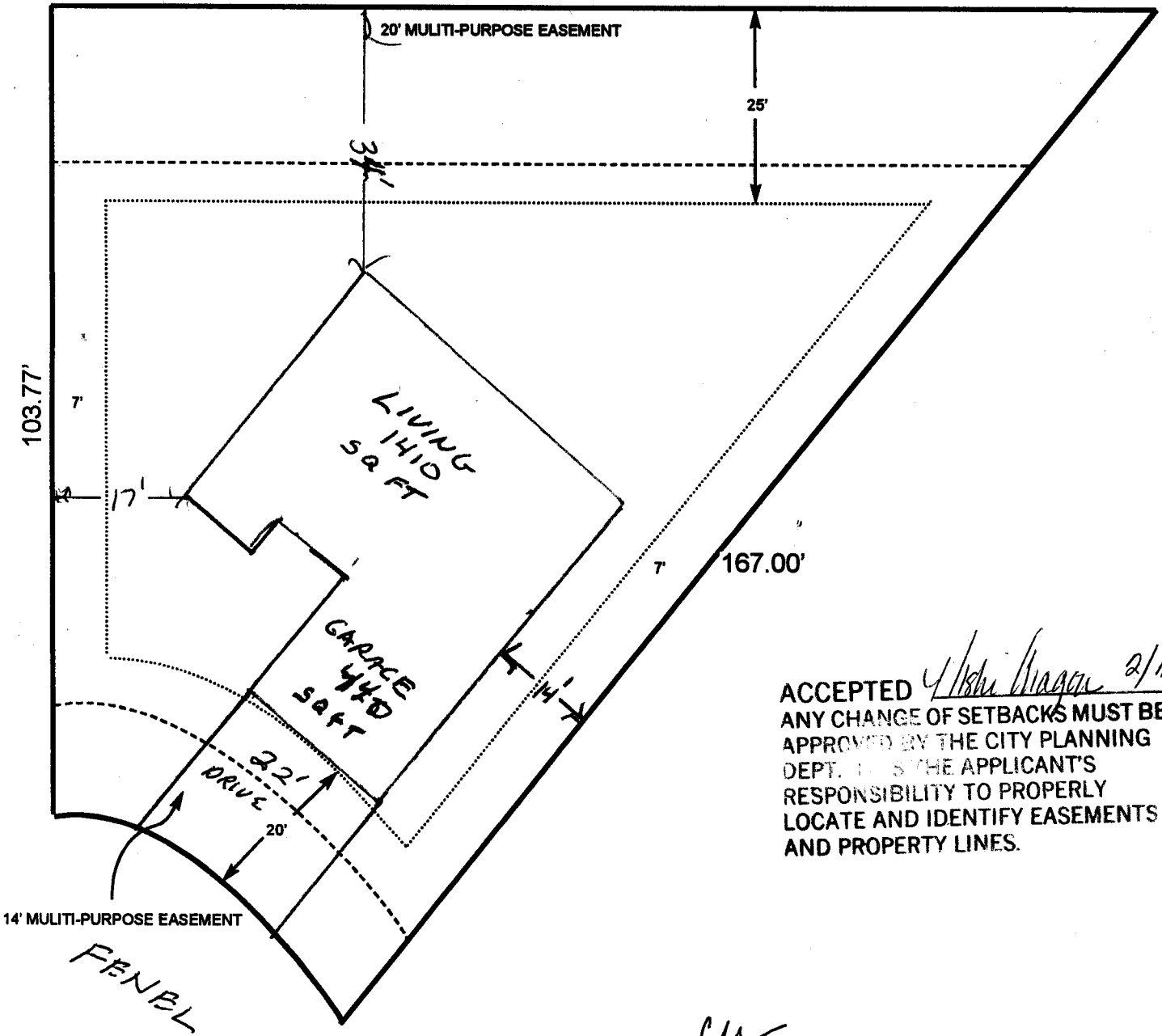
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# 2866 Fenel



D ROAD  
141.90'



ACCEPTED *Arshi Shagan* 2/11/04  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THIS IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*see CU*  
2/9/04

# 2866 Fenel



*D ROAD*

141.90'

20' MULTI-PURPOSE EASEMENT

31'5"

25'

103.77'

LIVING 1410  
SQ FT

GARAGE  
440  
SQ FT

167.00'

23'

20'

14' MULTI-PURPOSE EASEMENT

*FENEL*

Revised  
ACCEPTED *Althea Prason* 3-11-04  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANT'S  
SHALL BE RESPONSIBLE TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.