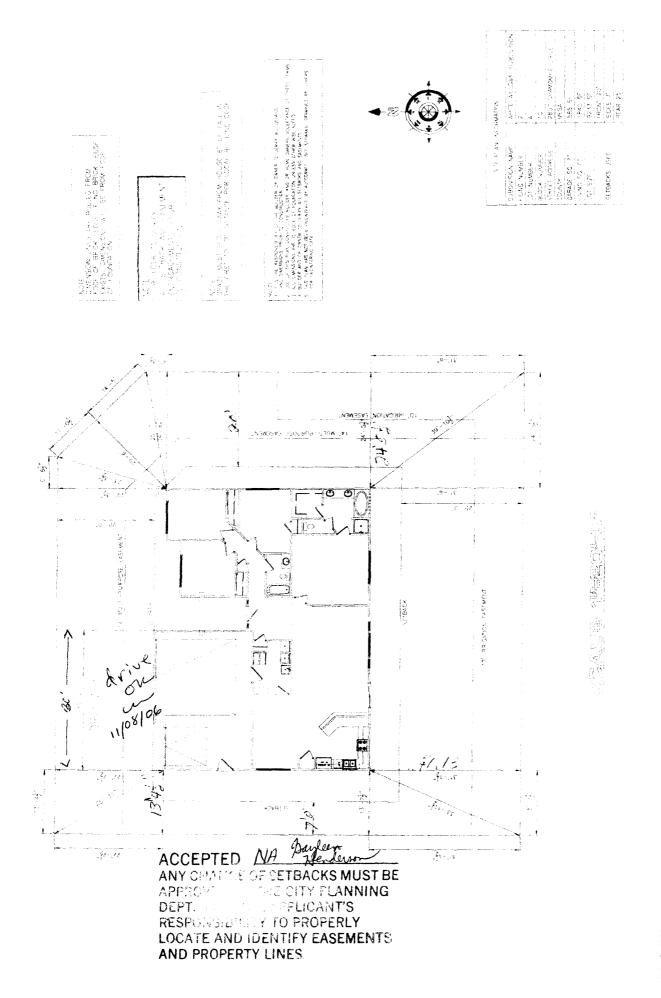
Planning \$ 10 00	Drainage \$	BLDG PERMIT NO.	
TCP\$ 1539.00	School Impact \$ 400.00	FILE #	
(site	-plan_review, multi-family devel	CLEARANCE lopment, non-residential development) ity Development Department	
	857 chamomile pp	TAX SCHEDULE NO. <u>2943-191-44-004</u>	
SUBDIVISION _ White	Willows	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	
FILING BLK	10 LOT 4	SQ. FT OF EXISTING BLDG(S)	
	T.2. Trail	NO. OF DWELLING UNITS: BEFORE O AFTER CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE O AFTER / CONSTRUCTION USE OF ALL EXISTING BLDGS	
TELEPHONE <u>434</u>	on Schafer	DESCRIPTION OF WORK & INTENDED USE:	
ADDRESS 478	West chukar	<u>Single Family Home</u>	
TELEPHONE 640	-648	Standards for Improvements and Development) document.	
		MMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE RSF 4		LANDSCAPING/SCREENING REQUIRED: YES NO	
SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: from PL		PARKING REQUIREMENT:	
		special conditions: Engineered foundations	
MAXIMUM HEIGHT3	5	VAQUITED ACC Approval required priv	
MAXIMUM COVERAGE OF LO	DT BY STRUCTURES 50 70	CENSUS TRACT TRAFFIC ZONE ANNX	
Modifications to this Planning authorized by this application issued by the Building Depar guaranteed prior to issuance issuance of a Certificate of (condition. The replacement o and Development Code.	Clearance must be approved, in writir cannot be occupied until a final insp tment (Section 307, Uniform Buildim, of a Planning Clearance. All other r Dccupancy. Any landscaping requir f any vegetation materials that die or	ng, by the Community Development Department Director. The structure bection has been completed and a Certificate of Occupancy has been g Code). Required improvements in the public right-of-way must be equired site improvements must be completed or guaranteed prior to ed by this permit shall be maintained in an acceptable and healthy are in an unhealthy condition is required by the Grand Junction Zoning	
•	tion drawings must be submitted and ailable on the job site at all times.	stamped by City Engineering prior to issuing the Planning Clearance.	
I hereby acknowledge that I ha	ave read this application and the inform is which apply to the project. I underst	mation is correct; I agree to comply with any and all codes, ordinances, tand that failure to comply shall result in legal action, which may include	
Applicant's Signature	miltor Schole	Date 10-31-06	

Applicant's Signature	chartin	Date 10-31-06
Department Approval NA Bayleen Herde	wood the tip	By Date 12 19 ULP
Additional water and/or sewer tap_fee(s) are required:	YES NO	W/O No. 9807
Utility Accounting	Eng	Date 2 19 00

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



Z-ICAD DWGSISCHAFER CONSTRUCTION(SPEC-1\SITE.dwg, 11/3/2006 10:53:41 AM, ken2, HP LaseNet SM.pc3