

FEE \$	10 ⁰⁰
TCP \$	1539 ⁰⁰
SIF \$	460 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 2862 YARROW
 Parcel No. 2943-191-35-006
 Subdivision WHITE WILLOWS
 Filing 2 Block 1 Lot 6

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 9100
 Sq. Ft. of Lot / Parcel 8512
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2850
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name CHARLES S + RONITA R McINTIRE
 Address 807 LARIZ CT
 City / State / Zip G.J. 81506

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 970-243-3711

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered foundation required</u>
Voting District <u>E</u> Driveway Location Approval <u>RAD</u> (Engineer's Initials)	<u>See #5 on recorded plat</u>

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).

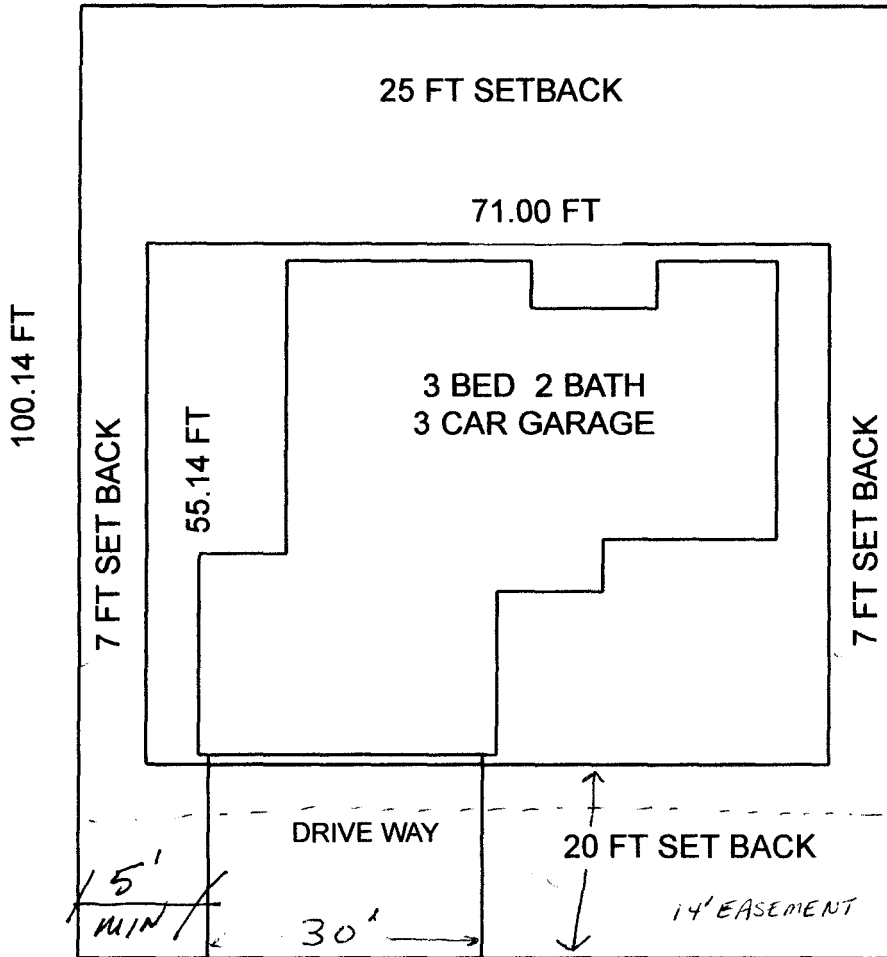
Applicant Signature [Signature] Date 10/10/06
 Department Approval JAR Gayles Henderson Date 10/19/2006

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>1593</u>
Utility Accounting <u>Kate [Signature]</u>	Date <u>10/19/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2862 YARROW
LOT 6 BLK 1 WHITE WILLOWS FILING TWO
SEC 19 1S 1W AND UND INT IN TRACTS-0.20AC

85.00 FT



YARROW STREET

ACCEPTED *JAR Daylen Henderson*
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.

Done OK
TRAD
10-10-06

