

FEE \$ 10.00  
 TCP \$ 1534.00  
 SIF \$ 400.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
 Community Development Department

BLDG PERMIT NO. \_\_\_\_\_

Building Address 384 Ylang  
 Parcel No. 2943-191-38-005  
 Subdivision White Willows  
 Filing 2 Block \_\_\_\_\_ Lot 5

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1776  
 Sq. Ft. of Lot / Parcel 9000 sq FT  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2100 sq FT  
 Height of Proposed Structure 24'

**OWNER INFORMATION:**

Name William B Bessignan  
 Address 1160 Gunnison AVE.  
 City / State / Zip GS CO 81502

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name William B Bessignan  
 Address 1160 Gunnison AVE.  
 City / State / Zip GS CO 81502  
 Telephone 970 261 3062

**\*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 <u>X</u> NO _____		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered foundation required - see approval required prior to building</u>		
Voting District <u>E</u>	Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)		

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 3-20-06

Department Approval NAC Jay Hall Date 3/23/06

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>18937</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/23/06</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)

**NOTICE:**

1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTORAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

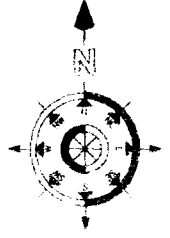
**NOTE:**  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

ACCEPTED IN FULL  
 APPROVED FOR SETBACKS AND EASEMENTS  
 AND PROPERTY LINES

3/23/04  
 J. J. [Signature]

NOTES:  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:  
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK EDGE IF NO BRICK EDGE EXISTS, DIMENSIONS WILL BE FROM FOOT OF FOUNDATION.



SITE PLAN INFORMATION	
SUBDIVISION NAME	WHITE WILLOWS SUBDIVISION
FILING NUMBER	2
LOT NUMBER	2
BLOCK NUMBER	4
STREET ADDRESS	ST 384 YLANG
COUNTY	MESA
GARAGE SQ. FT.	466 SF
TRVING SQ. FT.	1776 SF
LOT SIZE	8450 SF
SETBACKS USED	FRONT 25 SIDES 7 REAR 21

SCALE: 1/16" = 1'-0"

YLANG STREET

14' DUAL PURPOSE EASEMENT

DRIVEWAY

18'

3-22-04  
 [Signature]

