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| FEE \$ | ¹⁰⁰⁰ 1539⁰⁰ |
| TCP \$ | 1539 ⁰⁰ |
| SIF \$ | 460 ⁰⁰ |

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

BLDG PERMIT NO. _____

Building Address 385 Ylang
Parcel No. 2943-191-37-009
Subdivision White Willow
Filing 2 Block 3 Lot 9

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1780
Sq. Ft. of Lot / Parcel 8262
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3176
Height of Proposed Structure 18'

OWNER INFORMATION:

Name Trim Line Const
Address 1177 17 1/2 rd
City / State / Zip FruitA CO 81521

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Trim Line Const/Bill Morris
Address 1177 17 1/2 Rd
City / State / Zip FruitACO 81521
Telephone 970-234-5405

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Eng. Foundation will be used

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.

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| 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 <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| 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>ACC approval req. prior to building.</u> |
| Voting District <u>"E"</u> Driveway Location Approval <u>RAD</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 Bill Morris Date 7-3-06
Department Approval JAR [Signature] Date 7-10-06

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|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>19285</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>7/10/06</u> |

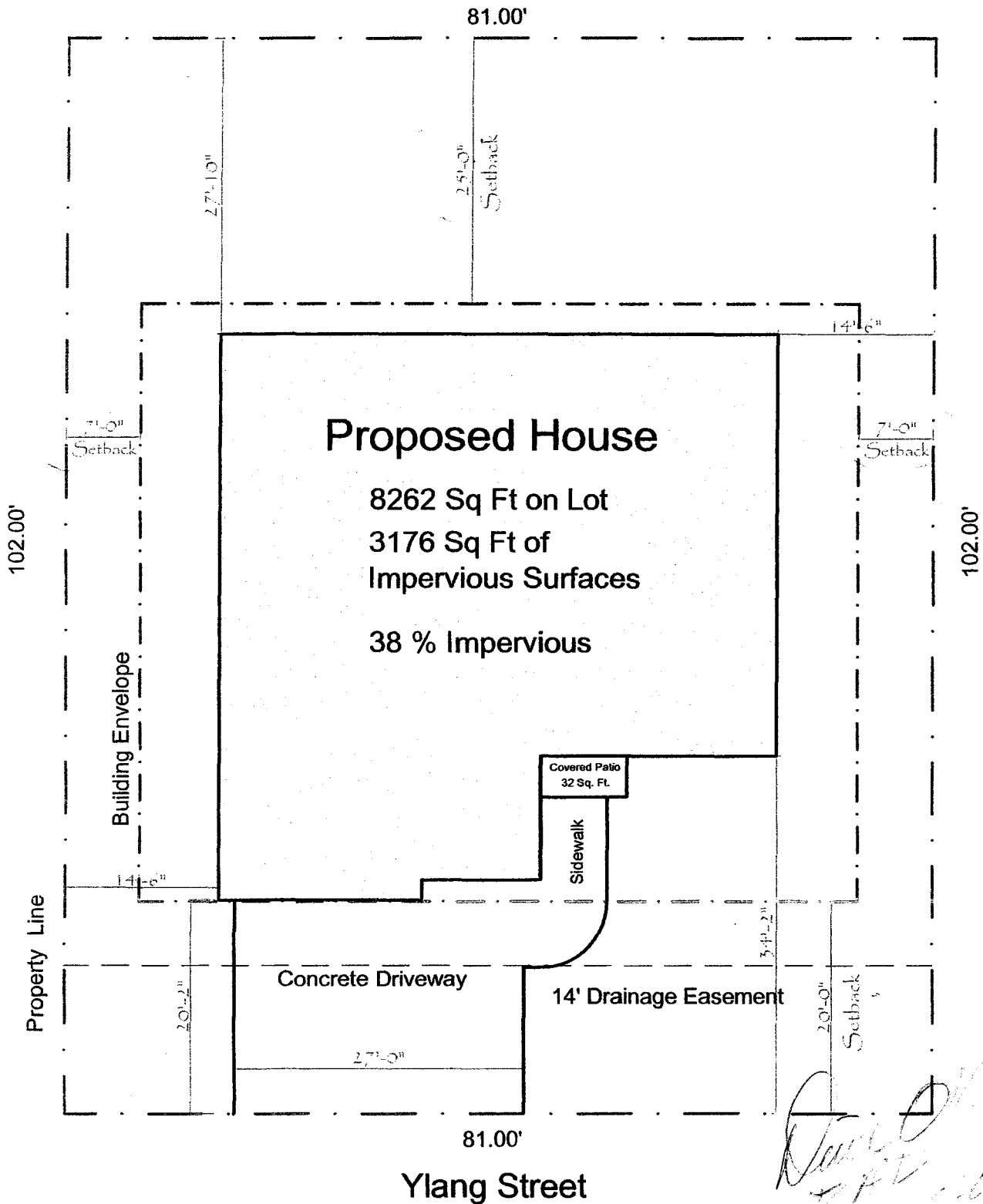
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

White Willows Subdivision

Lot 9 / Block 3 / Filing 2
385 Ylang Street, GJ, Co

7/10/04

APPROVED JAR Ylang Street
ANY CHANGE OF SETBACKS MUST
BE APPROVED BY THE CITY ENGINEER
BUT IT IS THE APPLICANT'S
RESPONSIBILITY TO OBTAIN
APPROPRIATE PERMITS FROM THE
CITY ENGINEER.



David O. ...
to ...
7/10/04