FEE\$	10
TCP \$	1587
	11.00

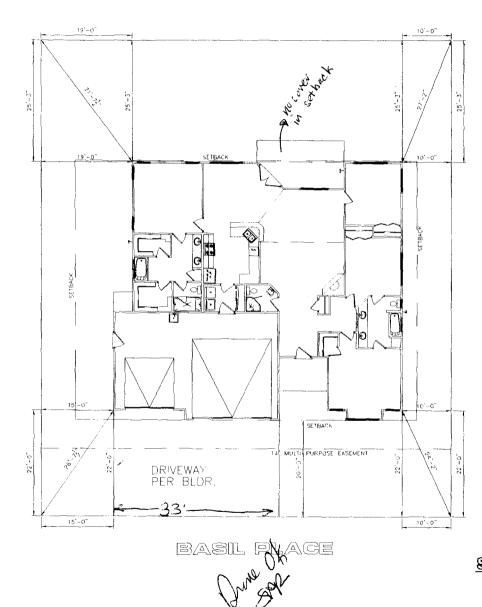
PLANNING CLEARANCE

BI DG	PERMIT N	O

(Single Family Residential and Accessory Structures)

SIF \$ 460 Community Developme	nt Department
Building Address 2854 Basil Place	No. of Existing Bldgs No. Proposed
Parcel No. 2943-191-39-012	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 2104 H
Subdivision White Willows	Sq. Ft. of Lot / Parcel 8,4235F
Filing $\frac{3}{2}$ Block $\frac{5}{2}$ Lot $\frac{12}{2}$	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed) 3,034 Height of Proposed Structure 22'51/2"
Name WCT, LLC	DESCRIPTION OF WORK & INTENDED USE:
Address 891 26/2 Rd.	New Single Family Home (*check type below) Interior Remodel Other (please specify): Addition
City/State/Zip Grand Junction, Co	Other (piease specify).
APPLICANT INFORMATION:	TYPE OF HOME PROPOSED:
Name WILLC Bonnie Peterson	Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify):
Address Sm as owner	
City / State / Zip	NOTES: Eng. Foundation rec'd ACC aproval rec'd
Telephone 970-L:40-8181	ALC aproval recid
	xisting & proposed structure location(s), parking, setbacks to all n & width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMPLETED BY COM	MUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE R-4	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures
zone <u>R-4</u>	Maximum coverage of lot by structures 60%
ZONE R-4 SETBACKS: Front A o from property line (PL)	Maximum coverage of lot by structures
ZONE R-4 SETBACKS: Front 2 from property line (PL) Side 7 from PL Rear 25 from PL	Maximum coverage of lot by structures 60% Permanent Foundation Required: YESX NO Parking Requirement 2 Special Conditions Eng. Foundation Fee'd ACC Approval Fee'd
ZONE R-4 SETBACKS: Front rom property line (PL) Side rom PL Rear rom PL Maximum Height of Structure(s) rom PL Voting District Driveway Location Approval PH (Engineer's Initials) Modifications to this Planning Clearance must be approved,	Maximum coverage of lot by structures
SETBACKS: Front	Maximum coverage of lot by structures
SETBACKS: Front from property line (PL) Side from PL Rear from PL Maximum Height of Structure(s) Voting District Driveway Location Approval PH (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied to Occupancy has been issued, if applicable, by the Building Del I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to not Applicant Signature	Maximum coverage of lot by structures
SETBACKS: Front from property line (PL) Side from PL Rear from PL Maximum Height of Structure(s) Driveway Voting District Cengineer's Initials Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied to Occupancy has been issued, if applicable, by the Building Delinery laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to not	Maximum coverage of lot by structures
SETBACKS: Front from property line (PL) Side from PL Rear from PL Maximum Height of Structure(s) Driveway Location Approval Flagring Clearance must be approved, structure authorized by this application cannot be occupied to Occupancy has been issued, if applicable, by the Building Delineres, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to not Applicant Signature	Maximum coverage of lot by structures

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



ALANNIK

HO PROPERTY LINES

MOTEC:

J. II IS THE RESPONSIBILITY OF THE BULCER OR DWINER TO VERRY ALL DETAILS.

AND DIMENSIONS PRIDE TO CONSTRUCTION.

J. LUE OF THE PLAN CONSTRUCTS BUILDER AND OR HOME OWNERS ADCEPTANCE OF THESE TERMS.

J. ALL DWINESIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WIST MOTED.

J. BUILDER AND OR DWINER TO MORE ALL STEAMSES AND CASEMENTS.

THIS PLAN HAS NOT BEEN INCINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR EXCIDENCES OF THE MOTED CONTINUES.

CHINETELL TO LOUIS OF CHICKENESS

NOTE 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 LEDGE. IF NO BRICK LEDGE
EXISTS, DIMENSIONS WILL BE FROM EDGE
OF FOUNDATION.

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



SUBDIVISION NAME	WHITE WILLOWS SUBDIVISION
FILING NUMBER	2
LOT NUMBER	12
BLOCK NUMBER	5
STREET ADDRESS	2854 BASIL PLACE
COUNTY	MESA
GARAGE SO. FT.	733 SF
COVERED ENTRY SO FT.	70 SF
COVERED PATIO SO. FT.	84 SF
LIMING SQ. FT.	2106 SF
LOT SIZE	8423 SF
SETBACKS USED	FRONT 20"
	SIDES 7
	REAR 25'

SCALE: 1"=20"-0"