

FEE \$ 10.00
 TCP \$ 1589.00
 SIF \$ 460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2856 Chamamine
 Parcel No. 2943-191-42-004
 Subdivision White Willows
 Filing 2 Block 8 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2600
 Sq. Ft. of Lot / Parcel 9000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3900 sq. ft.
 Height of Proposed Structure 22 ft

OWNER INFORMATION:

Name Don E Bryles
 Address 181 Little Park Rd.
 City / State / Zip Grand Junction Co

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAME 81503
 Address _____
 City / State / Zip _____
 Telephone 254-8289

***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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Engineered Foundation Req'd
 Voting District "E" Driveway Location Approval _____
 (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 Don E Bryles Date 2-15-07
 Department Approval [Signature] Date 2/20/07 3/22/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 19980
 Utility Accounting [Signature] Date 2/22/07

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)

Don BROYLE
2856 CHAMOMILE
WHITE WILLOWS SUBDIVISION
PILING 2 LOT 4 BLK 8

98.07
~~2/20/07~~ 2/23/07
26'

