

FEE \$ <u>10.00</u>
TCP \$ <u>1559.00</u>
SIF \$ <u>460.00</u>

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

BLDG PERMIT NO. _____ *pl*

Building Address 2854 Fenel Ave
 Parcel No. 2943-191-21-002
 Subdivision White Willow Sub.
 Filing 1 Block 1 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2516
 Sq. Ft. of Lot / Parcel 8500.4
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2516 3120
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name Dave & Debbie Hathorne
 Address 397 Myrkh St
 City / State / Zip Grand Jet Co, 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Dave & Debbie Hathorne
 Address 397 Myrkh St.
 City / State / Zip Grand Jet, Co
 Telephone 970-985-1285

***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>R-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 - Arco approval required for house plans.</u>		
Voting District <u>E</u>	Driveway Location Approval <u>NA</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 Daniel Hathorne Date 5-29-07
 Department Approval NA Judith P... Date 6/11/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 20337

Utility Accounting [Signature] Date 6-11-07

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)

WHITE WILLOW SUB.
LOT 2 BLK 1 FILING 1
2854 FENEL
GRAND JUNCTION CO
81504

NA Judith Rice

MUST RE

PROPERTY INFO

