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| FEE \$10. ⁰⁰ |
| TCP \$ |
| SIF \$ |

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

BLDG PERMIT NO. _____

Building Address 2858 Fene1
 Parcel No. 2943-191-30-001
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 2180 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 10,000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Alvin & Joyce Bishop
 Address 2858 Fene1
 City / State / Zip G.F. CO.

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name John Worster
Timbermill Carpentry & Drywall
 Address 105 Lond's End Rd.
 City / State / Zip Whitewater CO 81527
 Telephone 970 434-3233

***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>5</u> from PL Rear <u>25</u> from PL | Parking Requirement _____ |
| Maximum Height of Structure(s) <u>35</u> | Special Conditions _____ |
| Voting District _____ | 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).

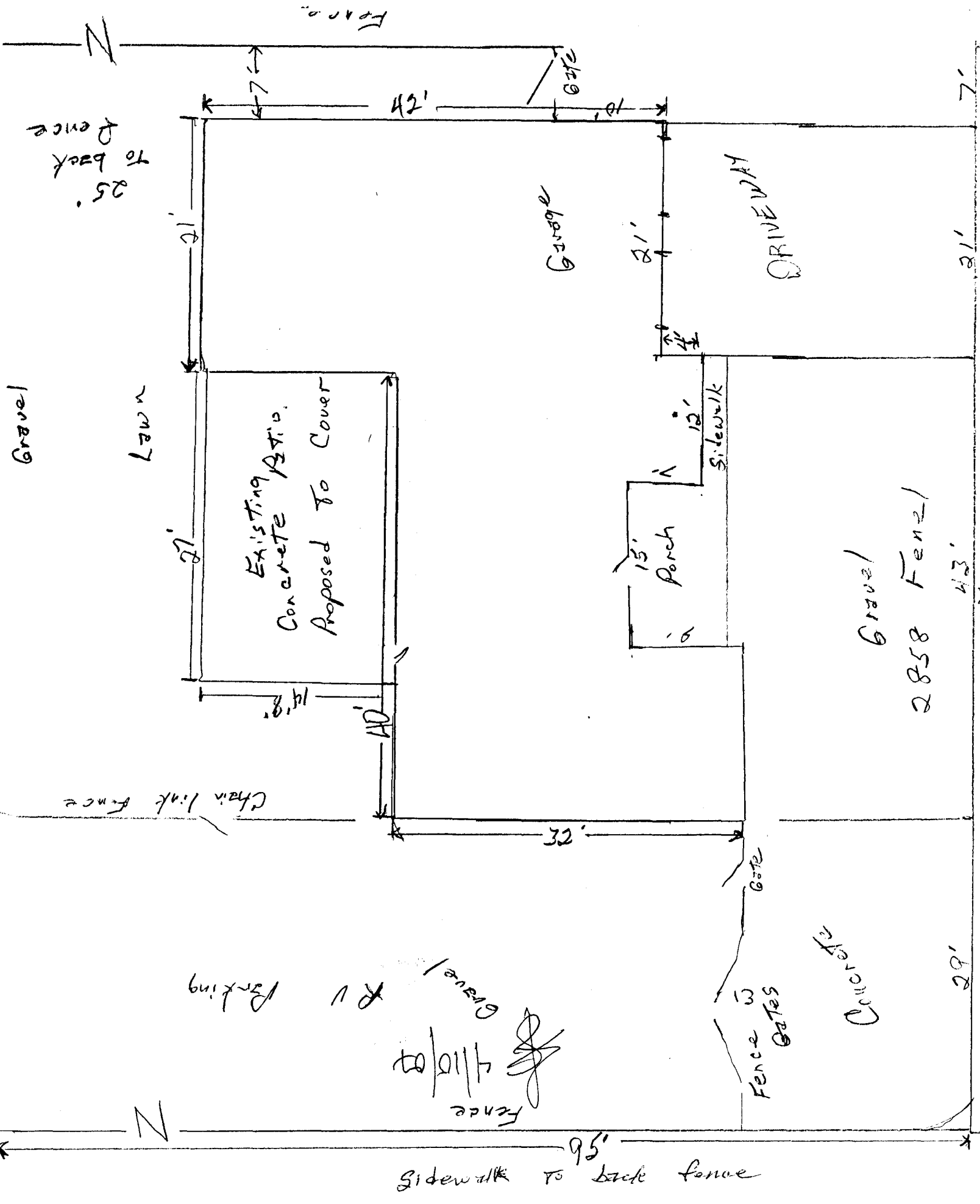
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date _____
 Department Approval [Signature] Date 4/10/07

| | | | |
|--|-----|-------------|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. _____ |
|--|-----|-------------|---------------|

| | |
|---------------------------------------|---------------------|
| Utility Accounting <u>[Signature]</u> | Date <u>4/10/07</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)



4/10/02
 R V
 Gravel / Parking
 Fence

Concrete

Fence w/ Gates

Gravel 2858 Fence

Gravel

Lawn

Existing Concrete Proposed to Cover

Garage

DRIVEWAY

25' To back fence

Sidewalk to back fence 56'