

M

FEE \$	10 ⁻
TCP \$	1589 ⁻
SIF \$	460 ⁻

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

BLDG PERMIT NO. _____

Building Address 2857 BASIL PL
 Parcel No. 2943-191-40-003
 Subdivision WHITE WILLOWS
 Filing 2 Block 6 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3012
 Sq. Ft. of Lot / Parcel 10842 APPROX.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2012/10842 41%
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name SILVER SAGE CONTRACTING
 Address 155 DESERT VISTA CT
 City / State / Zip WHITEWATER, CO 81527

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 260-7049

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: Eng. Foundation Req'd
ACC approval req'd prior to building

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>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District <u>E</u>	Driveway Location Approval <u>PDH</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).

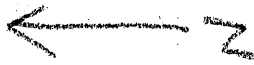
Applicant Signature Jawin Richards Date 4-15-08
 Department Approval Pat Dunlop Date 4/18/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21083</u>
Utility Accounting	Date <u>6/14/08</u>		

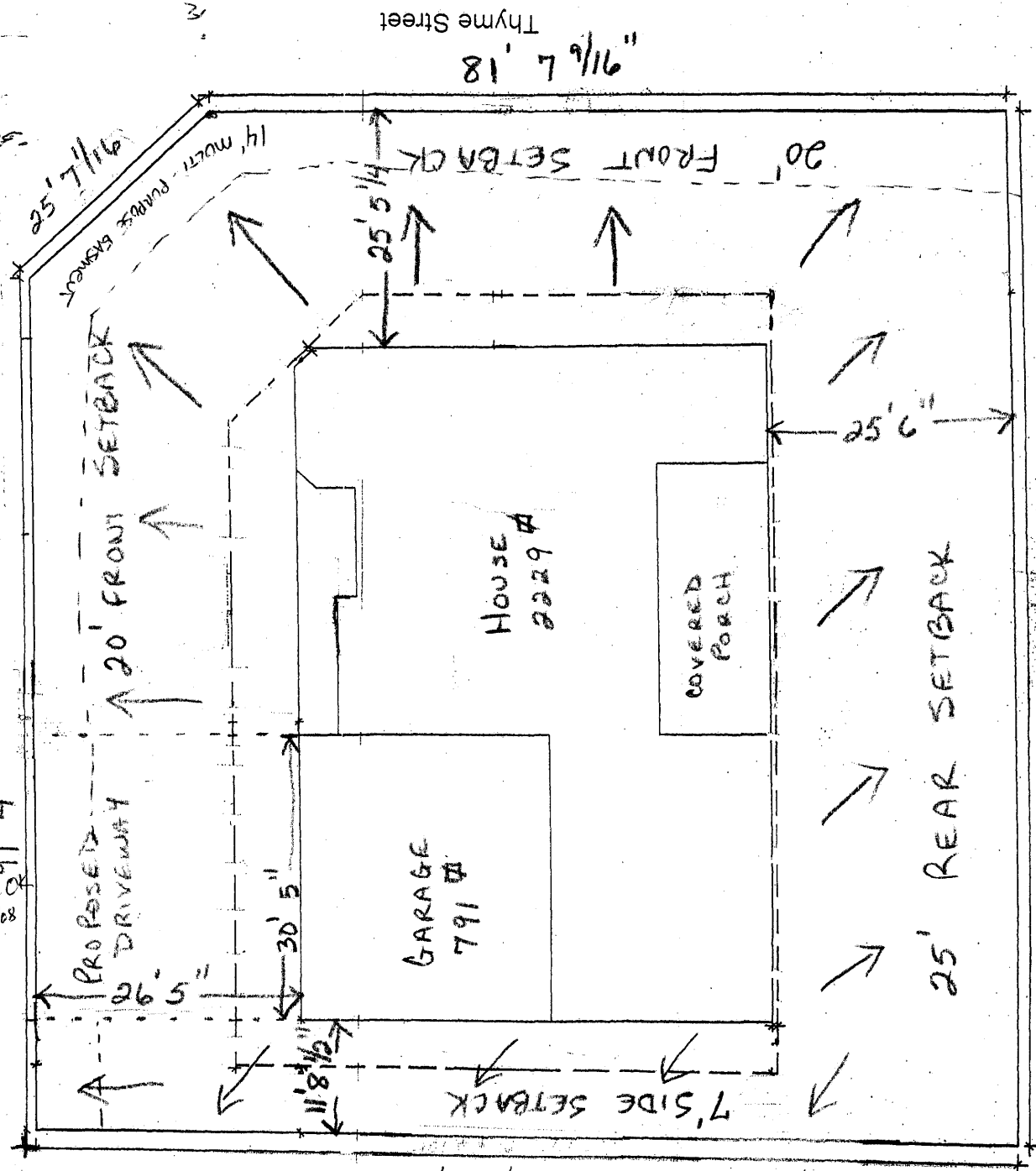
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

6-17-08

ACCEPTED *Pat Denlap* 4/18/08
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



WHITE WILLOWS
2857 BASIL PL
2943-191-40-003
Basil Place
7' SIDE
25' REAR
DRAINAGE →
SET BACKS = - - -
20' FRONT X 2



100' 1 7/16"

109' 6 7/8"

PROPOSED DRIVEWAY
91' 4"
4/18/08

PROPOSED DRIVEWAY
26' 5"

30' 5"

GARAGE
791 sq ft

House
2229 sq ft

COVERED PORCH

Thyme Street

91' 7 1/8"

20' FRONT SETBACK

25' 5 1/4"

25' 6"

25' REAR SETBACK

7' SIDE SETBACK

11' 8 1/2"