

FEE \$	20 ⁰⁰
TCP \$	/
SIF \$	/

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

G.J. CO 81501

Building Address 2858 Fenel Ave.
 Parcel No. 2943-191-30-001
 Subdivision White Willows
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1686 No. Proposed 8x10
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 8'

OWNER INFORMATION:

Name Alvin & Joyce Bishop
 Address 2858 Fenel Ave.
 City / State / Zip Grand Junction, CO
81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shed

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone 970-309-3451

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: water/sewer

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 PLANNING STAFF			
ZONE <u>R-4</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>7/3</u> from PL Rear <u>25/20</u> from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement _____		
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____		

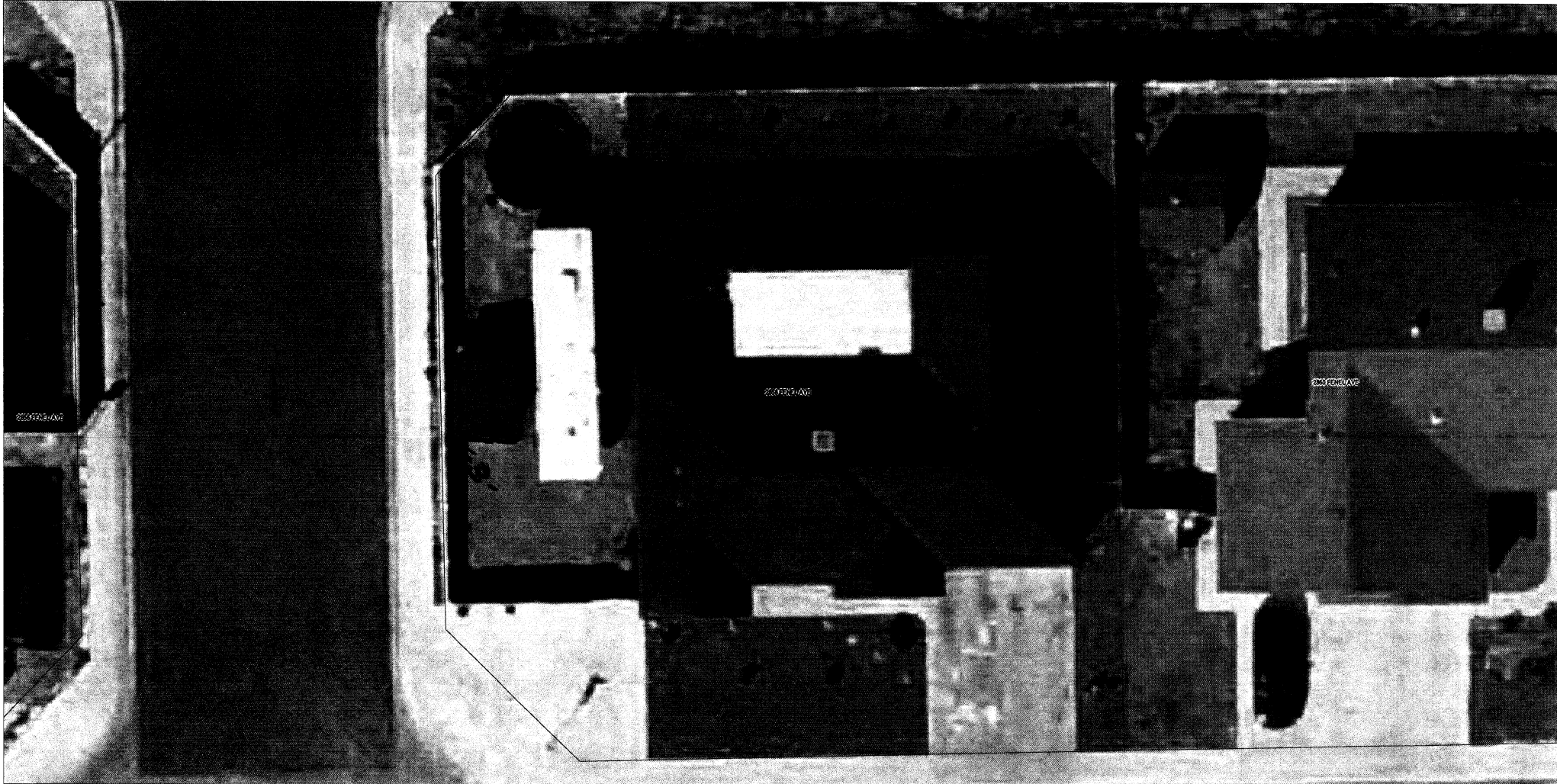
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 Joyce Bishop Date 3-31-09
 Planning Approval Pat Hunkler Date 3/31/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>water/sewer</u>
Utility Accounting <u>Pat Hunkler</u>	Date <u>3/31/09</u>		

2858 Fenel Ave



SCALE 1 : 249

