

\$802.00

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 85639



Your Bridge to a Better Community

BLDG ADDRESS 386 Myrrh St. SQ. FT. OF PROPOSED BLDGS/ADDITION 1663 House 520 Garage
 TAX SCHEDULE NO. 294319100006 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION White Willow TOTAL SQ. FT. OF EXISTING & PROPOSED 2183
 FILING 1 BLK 6 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER DAVID M. COOP NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 476 Olson Dr. USE OF EXISTING BUILDINGS New Home
 (1) TELEPHONE 970-261-0417 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 8 TRAFFIC 60 ANNEX# _____

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 8-1-02
 Department Approval [Signature] Date 8-30-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15263</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/30/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

8-30-02
ACCEPTED

Gayle Haden

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

EAST

386 Myrrh St.
34'-10"

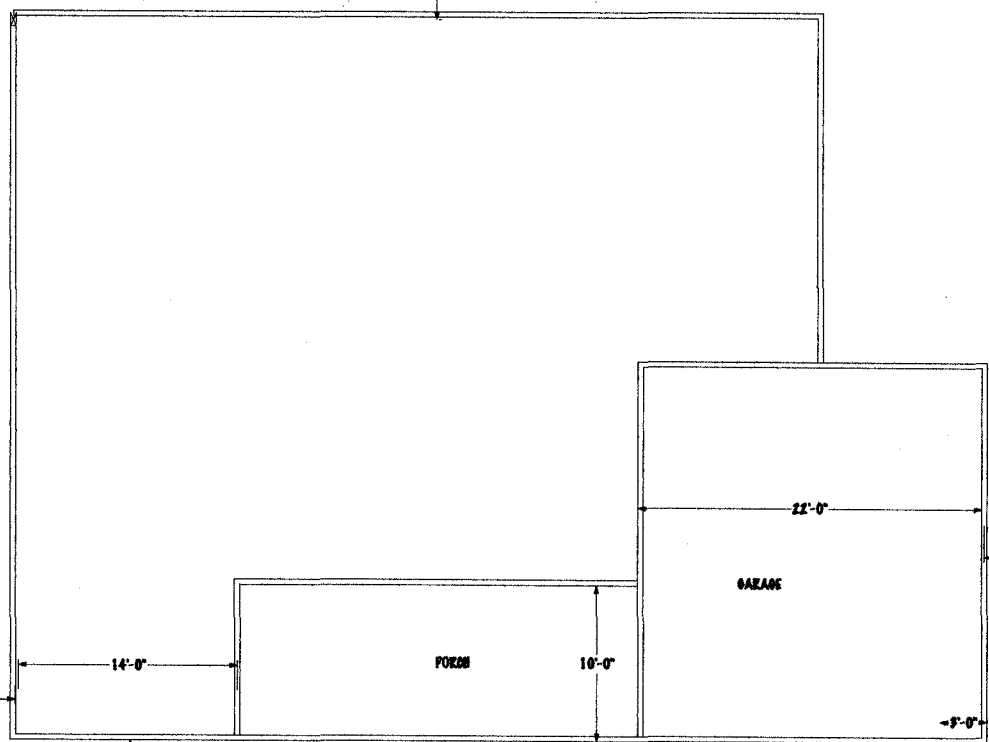
97.0'

DMC Builders
434-8170

106.95'

NORTH

SOUTH



19'-0"

14'-0"

10'-0"

22'-0"

15'-0"

9'-0"

25'-0"

FRONT OF HOUSE

16'-0"

DRIVEWAY

18'-0"

WEST

MYRRH ST.

386 Myrrh St.
434-8170

*Drive OK
Tuck Davis
8-1-02*

Revised

9/16/02
C. Fay Johnson

ACCEPTED
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APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

EAST

39'-0"

386
myrrh st.

97'-0"
98'-0"

DMC
Builders
434-8170

NORTH

13'-0"

SOUTH

10'-0"

14'-0"

PORCH

10'-0"

22'-0"

GARAGE

5'-0"

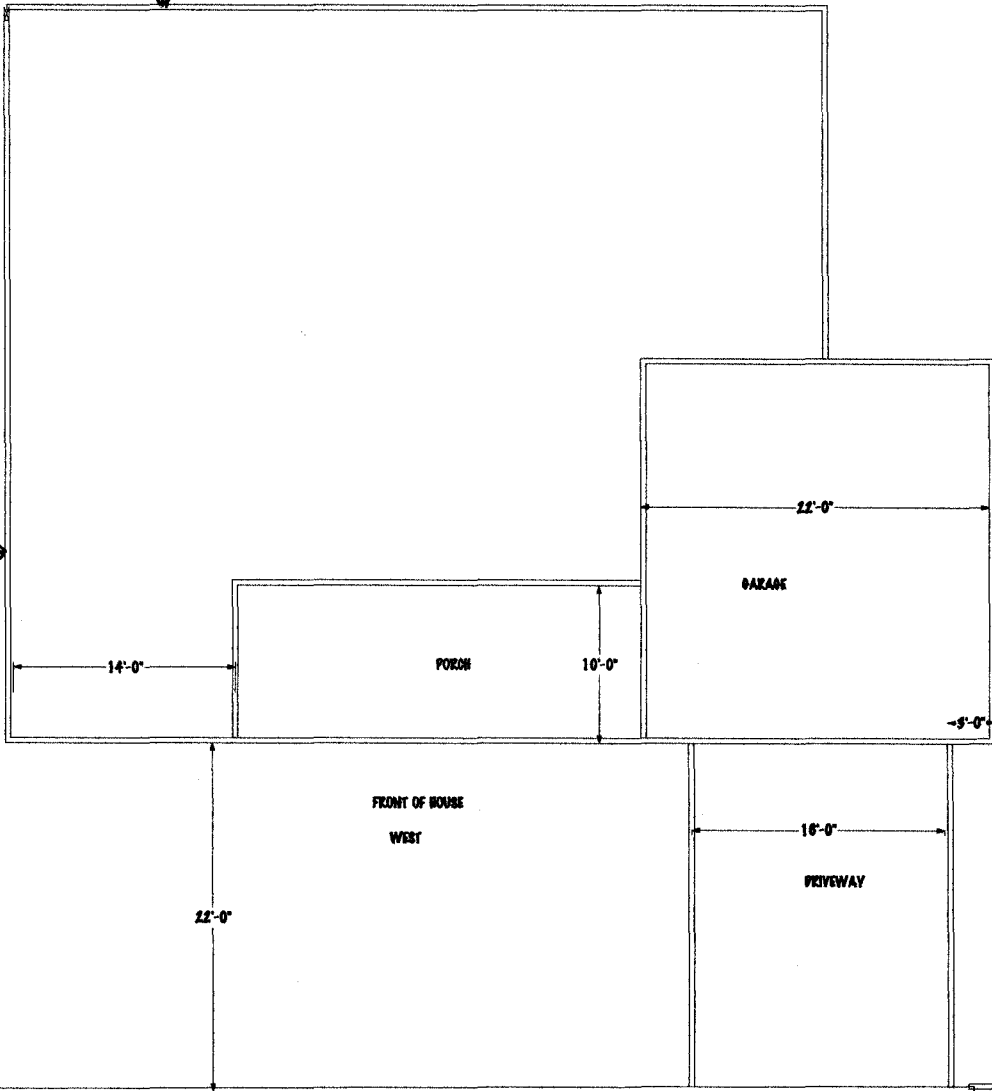
FRONT OF HOUSE
WEST

22'-0"

16'-0"

DRIVEWAY

side walk
MYRRH ST.



Revised

9/16/02
C. Fay

ACCEPTED
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EAST

39'-0"

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myrrh st.

97'-0"
94'-0"

PMC
Builders
434-8170

NORTH

SOUTH

13'-0"

10'-0"

14'-0"

PORCH

10'-0"

GARAGE

22'-0"

9'-0"

FRONT OF HOUSE
WEST

DRIVEWAY

16'-0"

22'-0"

side walk
MYRRH ST.

