

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

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

BLDG PERMIT NO. 87251



Your Bridge to a Better Community

BLDG ADDRESS 390 MYZRH
 TAX SCHEDULE NO. 2943-191-00-006
 SUBDIVISION WHITE WILLOWS
 FILING 1 BLK 6 LOT 2
 (1) OWNER 775 LLC
 (1) ADDRESS 775 S. SEDONA CT.
 (1) TELEPHONE _____
 (2) APPLICANT MOGENSEN & ASSOC.
 (2) ADDRESS 2475 PREDANT TRAIL CT.
 (2) TELEPHONE 241-7067

SQ. FT. OF PROPOSED BLDGS/ADDITION 1552
 SQ. FT. OF EXISTING BLDGS Garage 580
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1552
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS N/A
 DESCRIPTION OF WORK & INTENDED USE SFR
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ 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
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL
 Maximum Height 35'

Maximum coverage of lot by structures 50%
 Permanent Foundation Required: YES NO _____
 Parking Req'mt 2
 Special Conditions Letter of approval from Lic. Eng.
 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).

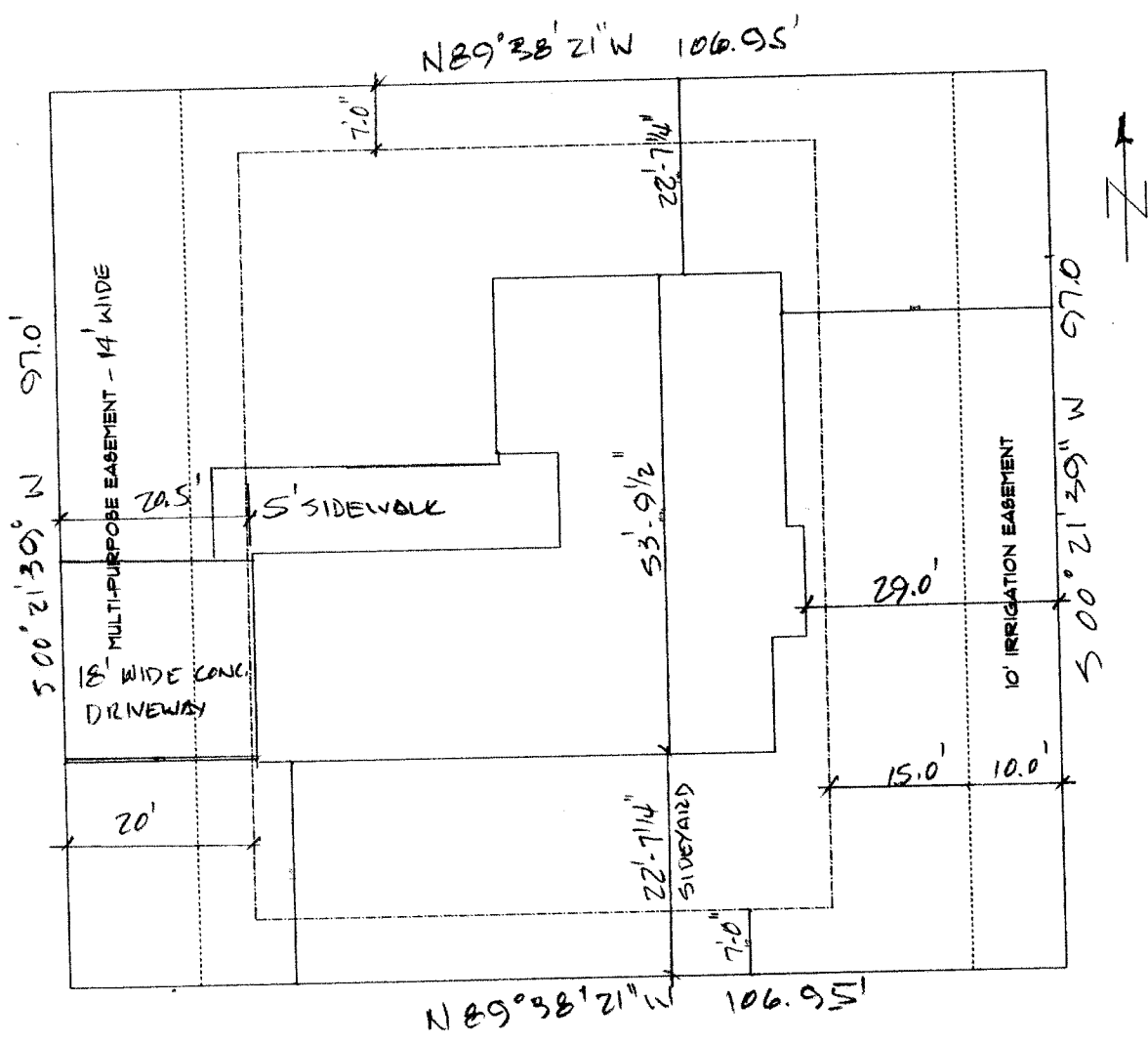
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 11/21/02
 Department Approval NA [Signature] Date 12/2/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>15528</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12/2/02</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)

OK
 11/22/02



ACCEPTED S/C 12/2/02
 ANY CHANGES OR REWORKS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT. THE PLANNING
 DEPARTMENT IS NOT RESPONSIBLE TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

390 MYRRH STREET
 WHITE WILLOWS SUBDIVISION
 GRAND JUNCTION, CO 81501

TAX SCHEDULE NO. 2943-191-00-006