

FEE \$	10,00
TCP \$	500,00
SIF \$	292,00

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

BLDG PERMIT NO. 85996



Your Bridge to a Better Community

*ac*

BLDG ADDRESS 397 Myrtle  
 temp #  
 TAX SCHEDULE NO. 2943-191-00-006  
 - 043-136  
 SUBDIVISION White Willows  
 FILING # 1 BLK # 1 LOT # 6  
 (1) OWNER Richard Hathorne  
 (1) ADDRESS 420, 29 Rd. G.J. 81501  
 (1) TELEPHONE (970) 245-4472  
 Cell # 261-0376  
 (2) APPLICANT Same + John Ray  
 (2) ADDRESS Same  
 Cell #  
 (2) TELEPHONE 2610376

SQ. FT. OF PROPOSED BLDGS/ADDITION 1800 <sup>Sq Ft.</sup>  
 SQ. FT. OF EXISTING BLDGS 0  
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1800 <sup>Sq Ft.</sup>  
 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL:  
 Before: \_\_\_\_\_ After: 1 this Construction  
 USE OF EXISTING BUILDINGS None  
 DESCRIPTION OF WORK & INTENDED USE New Residence  
 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 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 ANN# \_\_\_\_\_  
Foundation Design Rep'd by Engineer.

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 John R. Ray # Date 8-12-02  
 Department Approval M. C. Joyce Gibson Date 8/14/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15210</u>
Utility Accounting	<u>M. Cole</u>	Date	<u>8/14/02</u>

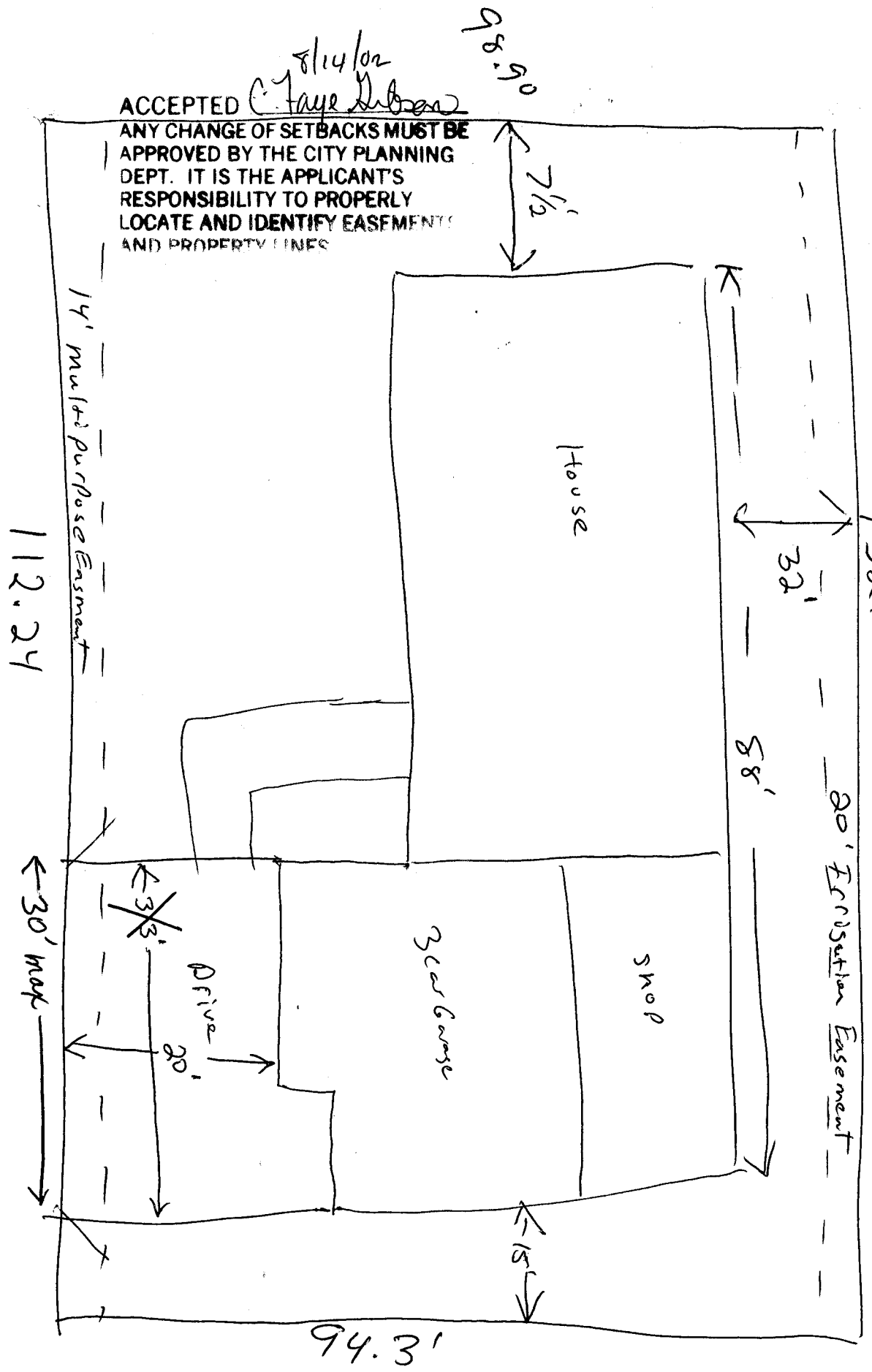
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

397 Myrick St.

DRIVE OK  
5/13/02

8/14/02  
ACCEPTED *C. Faye Johnson*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES



132.00

32'

88'

80' Irrigation Easement

House

Garage

SHOP

14' Multi-Purpose Easement

112.24

← 30' max

← 30'

Drive 20'

← 15'

94.3'

98.9'

74.63
33.61
112
112