

\$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.
 TAX SCHEDULE NO. 294319100006
 SUBDIVISION White Willow
 FILING 1 BLK 6 LOT 4
 (1) OWNER DAVID M. COOP
 (1) ADDRESS 476 Olson Dr.
 (1) TELEPHONE 970-261-0417
 (2) APPLICANT _____
 (2) ADDRESS _____
 (2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 1663 House 520 Garage
 SQ. FT. OF EXISTING BLDGS 0
 TOTAL SQ. FT. OF EXISTING & PROPOSED 2183
 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 New Home
 DESCRIPTION OF WORK & INTENDED USE New Home
 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 X NO _____
 Parking Req'mt 2
 Special Conditions _____
 CENSUS 8 TRAFFIC 60 ANN# _____

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 Henden

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"

PORCH

10'-0"

22'-0"

GARAGE

15'-0"

8'-0"

25'-0"

FRONT OF HOUSE

16'-0"

DRIVEWAY

18'-0"

WEST

MYRRH ST.

386 Myrrh St.
434-8170

*Dave Oll
Rick Davis
8-1-02*

Revised

9/16/02
C. Faye Johnson

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

EAST

39'-0"

386
myrrh st.

97'-0"
98'-0"

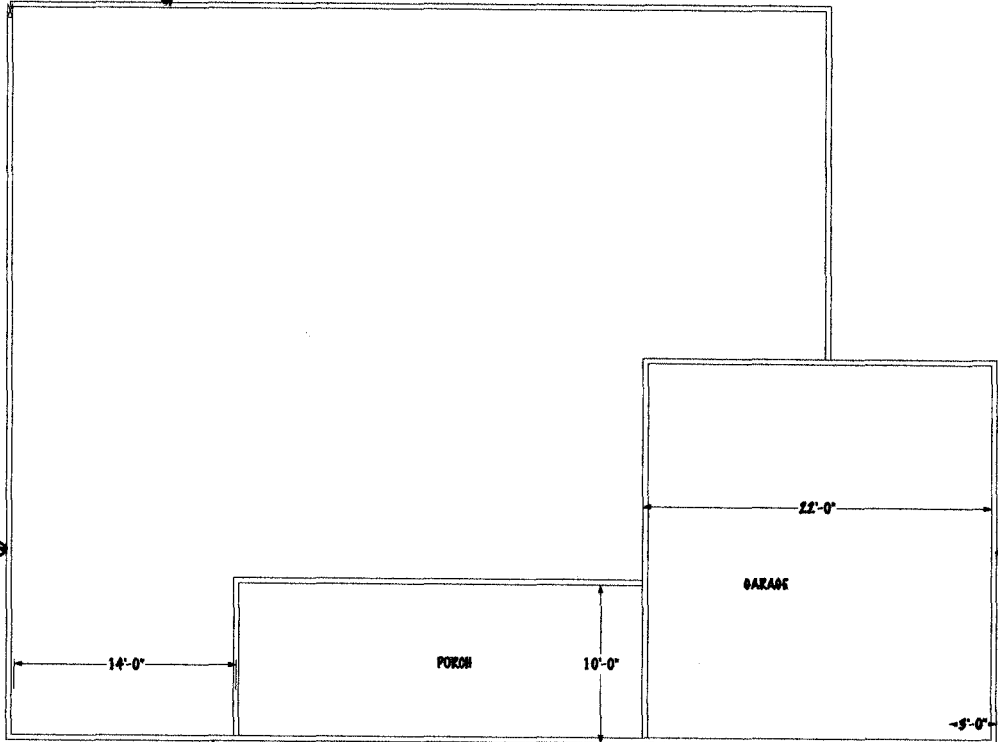
DMC
Builders
434-8170

NORTH

13'-0"

SOUTH

10'-0"



FRONT OF HOUSE
WEST

GARAGE

PORCH

DRIVEWAY

side walk
MYRRH ST.