

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 88695



Your Bridge to a Better Community

BLDG ADDRESS 375 Myrtle
 TAX SCHEDULE NO. 2943-191-21-014
 SUBDIVISION White Willow
 FILING 1 BLK 1 LOT 14
 (1) OWNER Dave Comp (Dmc Builders)
 (1) ADDRESS 426 Ol Sun drive G.J. W 8124
 (1) TELEPHONE 434 8170 / 261 0417
 (2) APPLICANT Same As above
 (2) ADDRESS _____
 (2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 2026
 SQ. FT. OF EXISTING BLDGS _____
 TOTAL SQ. FT. OF EXISTING & PROPOSED 2026
 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 NA
 DESCRIPTION OF WORK & INTENDED USE New Const.
 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 Engineered Foundation reqd.
 CENSUS _____ TRAFFIC _____ 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 3/11/03
 Department Approval [Signature] Date 4-21-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>see attached</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>4/21/03</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)

375 Myrkh

139.33"

30'

20' Irrig Easement

4-21-03 Gayle Henderson
ACCEPTED
 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.

Florida St
71.73"

91.82"

35'
21'

21'
35'

21'

driveway

Driveway needs to be 50' from intersection gutter flowing

OK as noted
 CU
 3/28/03

120.27"

Myrkh St

18' setback
 20' MIA
 15' easement