

2500.00

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 377 MYRRH

SQ. FT. OF PROPOSED BLDGS/ADDITION 3427

TAX SCHEDULE NO. 2943-191-21-013

SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION White Willow

TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 1 BLK 1 LOT 3

NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) OWNER MICHAEL HUGHES

USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) ADDRESS 568 Sun Valley

DESCRIPTION OF WORK & INTENDED USE Residence

(1) TELEPHONE 434-2165

TYPE OF HOME PROPOSED:

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) \_\_\_\_\_

(2) APPLICANT Ottis Russell

(2) ADDRESS 515 1/2 Sore Ln.

(2) TELEPHONE 260-9890

**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)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions Engineered foundation

CENSUS E TRAFFIC \_\_\_\_\_ ANN# required

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 Ottis Russell

Date 11-25-03

Department Approval C. Faye Hall

Date 12/1/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6776</u>
Utility Accounting <u>Ottis Russell</u>	Date <u>12-1-03</u>		

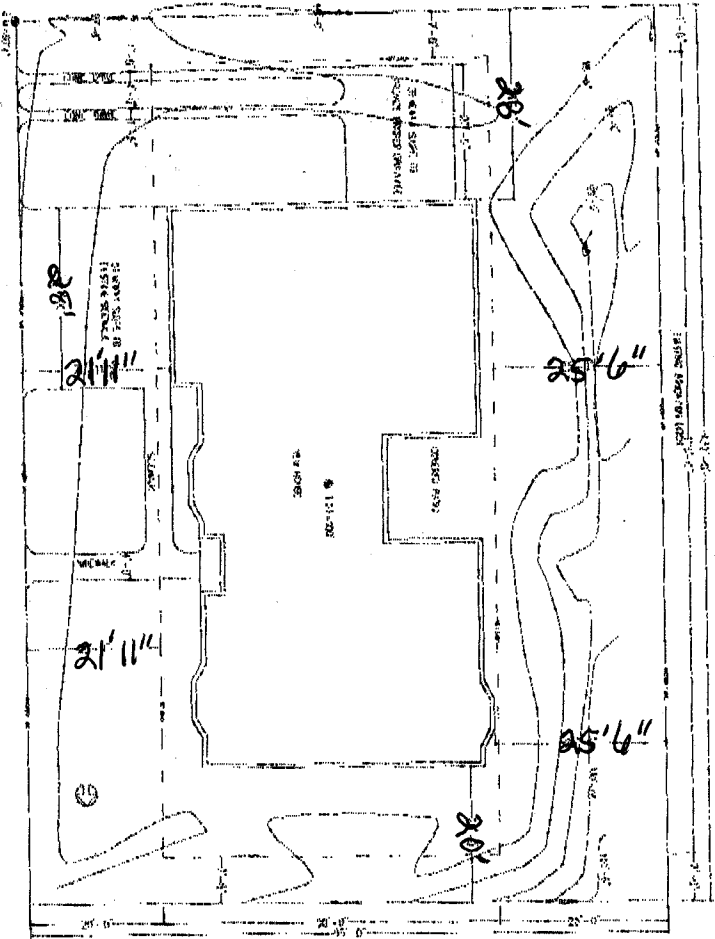
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)



*Myrch H*

*Dec  
12/1/03*

**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**

*12/1/03*  
*John Hall*

**NOTES:**  
 1. SOURCE: AS-BUILT SURVEY  
 2. SETBACKS SHOWN BY DASHED LINES FOR THE SHOWN

PAGE 1: PLOT PLAN  
 PAGE 2: N & E ELEV  
 PAGE 3: S & W ELEV  
 PAGE 4: FOUNDATION  
 PAGE 5: FLOOR FRAMING  
 PAGE 6: WALL PLAN  
 PAGE 7: ROOF FRAMING  
 PAGE 8: SECTIONS

**PLOT PLAN**  
 MICHAEL & MARY JO HUGHES  
 377 MYRRH ST  
 GRAND JUNCTION, CO 81501

DATE: 12/01/03	SCALE: AS SHOWN
DRAWN BY: [Signature]	CHECKED BY: [Signature]
PROJECT NO.:	SHEET NO. 1