

FEE \$	1000
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 381 MYRRH ST. SQ. FT. OF PROPOSED BLDGS/ADDITION 1470.
 TAX SCHEDULE NO. 2943-191-21-012 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION whitewillow TOTAL SQ. FT. OF EXISTING & PROPOSED 1470.
 FILING 1 BLK 1 LOT 12 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER SINTAH INC.
 (1) ADDRESS _____
 (1) TELEPHONE 923.2111 USE OF EXISTING BUILDINGS _____
 (2) APPLICANT Tom Heilig DESCRIPTION OF WORK & INTENDED USE SFR
 (2) ADDRESS 2394 SAYRE DR. TYPE OF HOME PROPOSED:
 (2) TELEPHONE 201-2371 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 _____
 Maximum Height 35' Special Conditions Eng foundation req'd
 "E" CENSUS _____ TRAFFIC _____ 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 Thomas S. Heilig Date 10/24/03
 Department Approval Dir. Mishi Chagnon Date 10/28/03

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>116688</u>
Utility Accounting	<u>Overholt</u>	Date	<u>10/28/03</u>

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

132'

20' easement

305



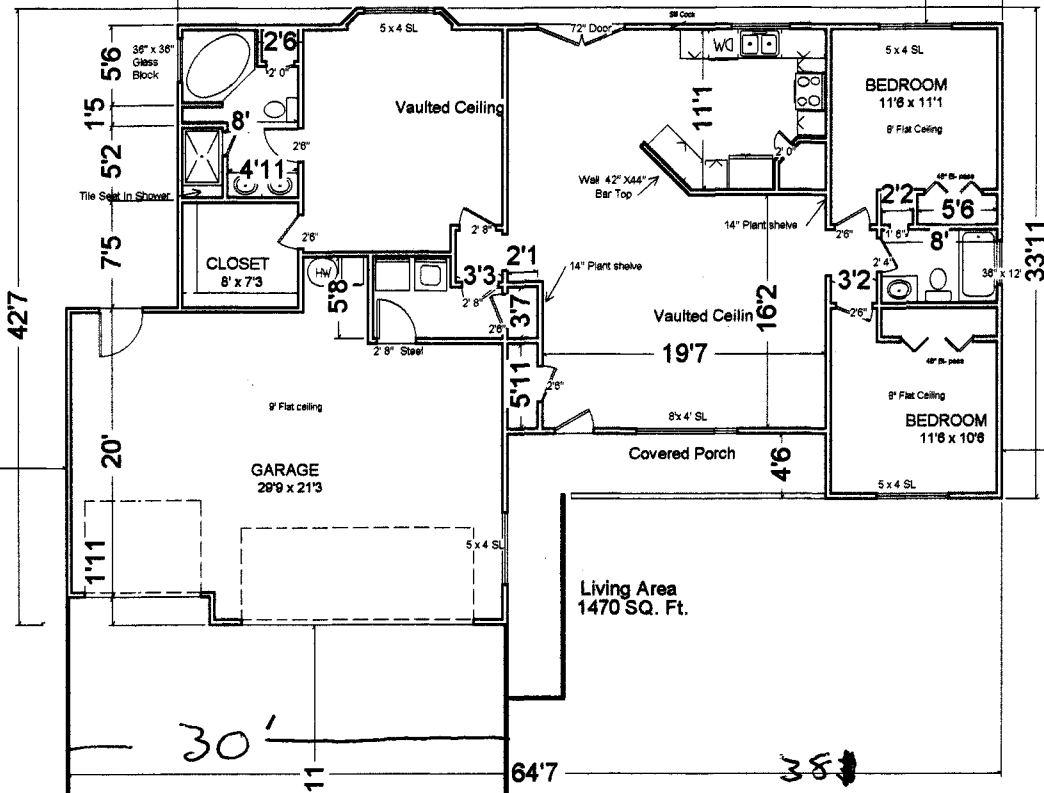
41'10"

56'11"

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.

Alisa Harper
10-28-03

95'9"



34'2"

42'7"

33'3"

33'11"

1'11"

30'

23'11"

64'7"

38'

OK
OK
10/20/03

383 Myrrh St. -
Lot 12. ~~Lot 10~~ OF Block 1
White Willow
Subdivision

14' easement