

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

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

BLDG PERMIT NO. 90709



Building Address 389 MYRRA
Parcel No. 2943-191-21-009
Subdivision WHITE WILLOW
Filing 1 Block 1 Lot 9

No. of Existing Bldgs 0 Proposed 1
Sq. Ft. of Existing Bldgs 0 Proposed 1
Sq. Ft. of Lot / Parcel 12786
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0

OWNER INFORMATION:

Name JOHN T. REILLY, JR.
Address 7421 LENDING RD., S. E
City / State / Zip ALBUQUERQUE, NM 87105

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name MOGENSEN & ASSOC., LLC
Address 2475 PHEASANT TRAIL CT.
City / State / Zip GRAND JUNCTION, CO 81506
Telephone (970) 241-7067

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 X NO _____

Side 7' from PL Rear 25' from PL Parking Requirement 2

Maximum Height of Structure(s) 35' Special Conditions Engineered foundation required

Voting District E Driveway Location Approval _____
(Engineer's Initials)

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 AUG. 9, 03
Department Approval [Signature] Date 8/26/03

Additional water and/or sewer tap fees are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16491</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/26/03</u>		

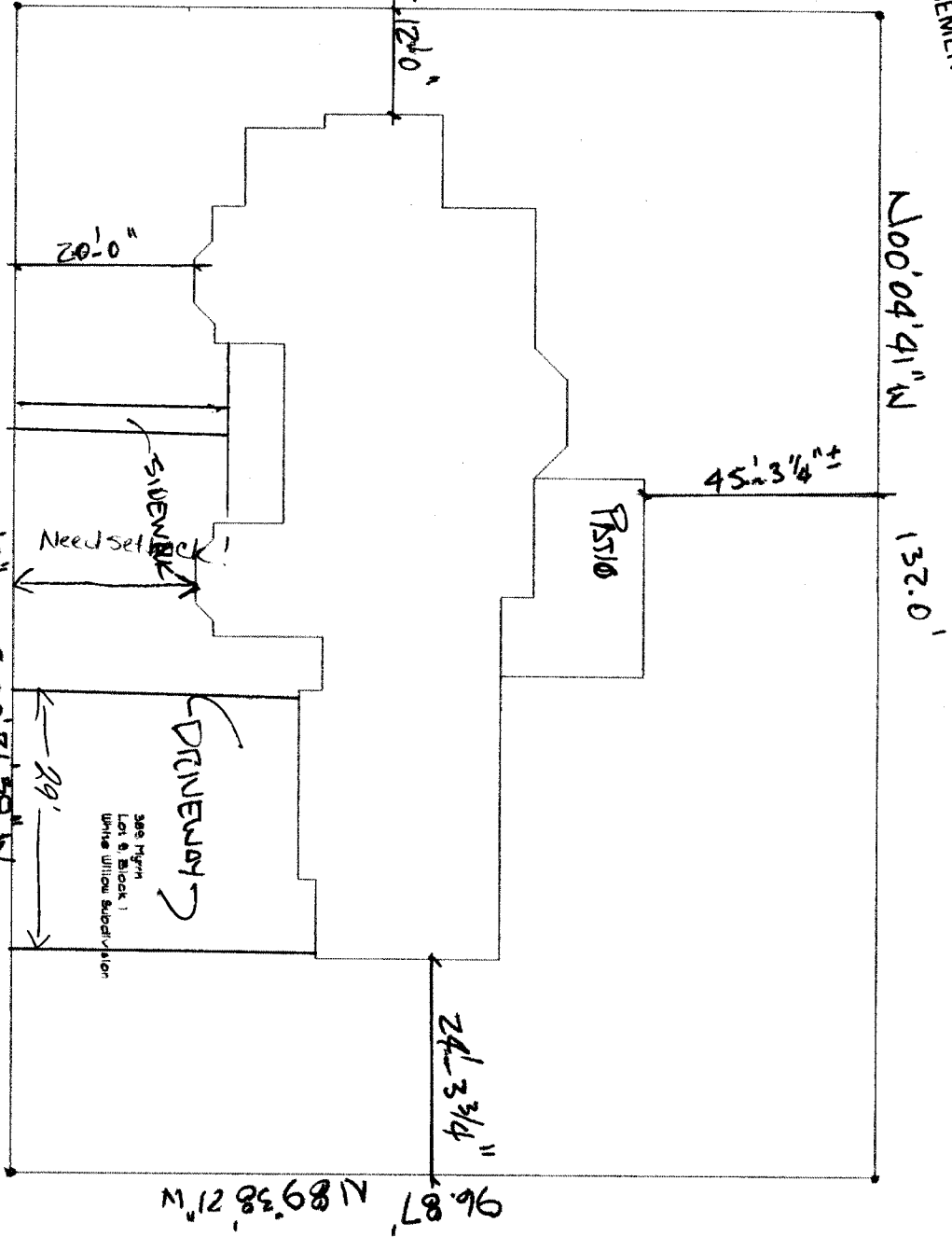
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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

W. W. W. W.
 8/20/03

8/5/03
W. W. W. W.

N 12.85.68 W
 95.86
 98.56



2943-191-21-009

389 MYRPH
 for 9, Block 1 Sub
 WHITE INDIANIS SUB
 GRANT DIVISION CO.