

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

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

BLDG PERMIT NO. 88048



Your Bridge to a Better Community

BLDG ADDRESS 392 MYRRH ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1441 HOME 442 GARAGE
 TAX SCHEDULE NO. 2943-191-20-001 SQ. FT. OF EXISTING BLDGS 1883
 SUBDIVISION WHITE WILLOWS TOTAL SQ. FT. OF EXISTING & PROPOSED 1883
 FILING 1 BLK 6 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER REYES CONSTRUCTION NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2925 D. ROAD USE OF EXISTING BUILDINGS SINGLE FAMILY
 (1) TELEPHONE 245-5003 DESCRIPTION OF WORK & INTENDED USE HOME
 (2) APPLICANT REYES CONSTRUCTION TYPE OF HOME PROPOSED:
 (2) ADDRESS 2925 D. ROAD Site Built Manufactured Home (UBC)
 (2) TELEPHONE 245-5003 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 2
 Maximum Height 35' Special Conditions Engineered Foundation
 CENSUS 8 TRAFFIC 60 ANNEX# 7282

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 Bernice H Daniels, PROJECT MGR. Date 1-31-03
 Department Approval C. Jaye Wilson Date 2/4/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15706</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/5/03</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)

REYES CONSTRUCTION

2925 D Road

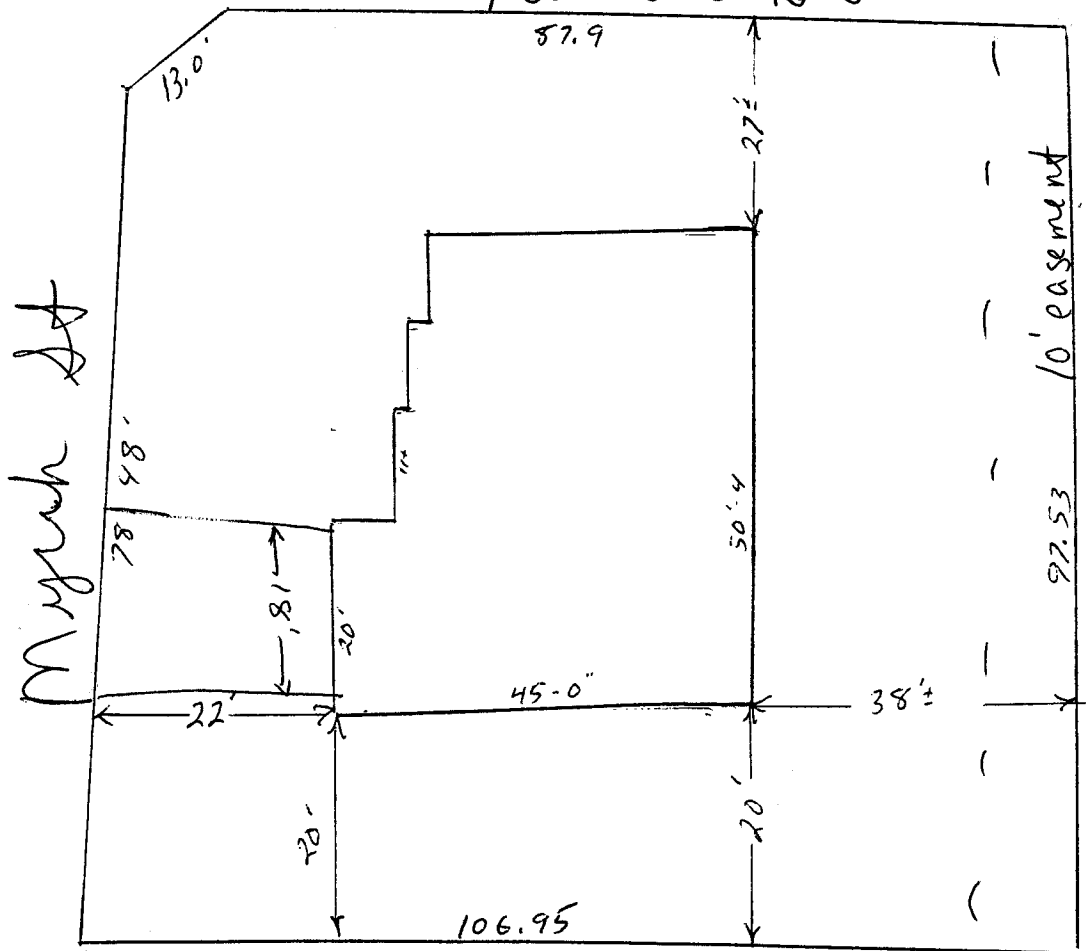
Phone: 970-245-5003 Fax: 970-245-1518

Grand Junction, Colorado 81504

2/4/03
ACCEPTED *C. Faye Dixon*
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.

392 MYRRH ST.

Yarrow Di



all
w
1/31/03