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

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

BLDG PERMIT NO. 90048



Your Bridge to a Better Community

BLDG ADDRESS 393-MYRNA SQ. FT. OF PROPOSED BLDGS/ADDITION 1648 + 860 GAR.
 TAX SCHEDULE NO. 2943-191-21-007 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION WHITE WILLOW TOTAL SQ. FT. OF EXISTING & PROPOSED 2508
 FILING 4 BLK 1 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER DAVID J. GAPP NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3658 G.7 RD PAL.CO. USE OF EXISTING BUILDINGS RESIDENCE - S.F.
 (1) TELEPHONE 970-464-4767 DESCRIPTION OF WORK & INTENDED USE 3 BDRM 2BA, 3 CAR GAR. - S.F. RES.
 (2) APPLICANT MUSTANG BLDGS TYPE OF HOME PROPOSED:
 (2) ADDRESS 3658 G.7 Rd PAL.CO. Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE 970-201-9392 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 required
 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 6-18-03
 Department Approval NA [Signature] Date 6/24/03

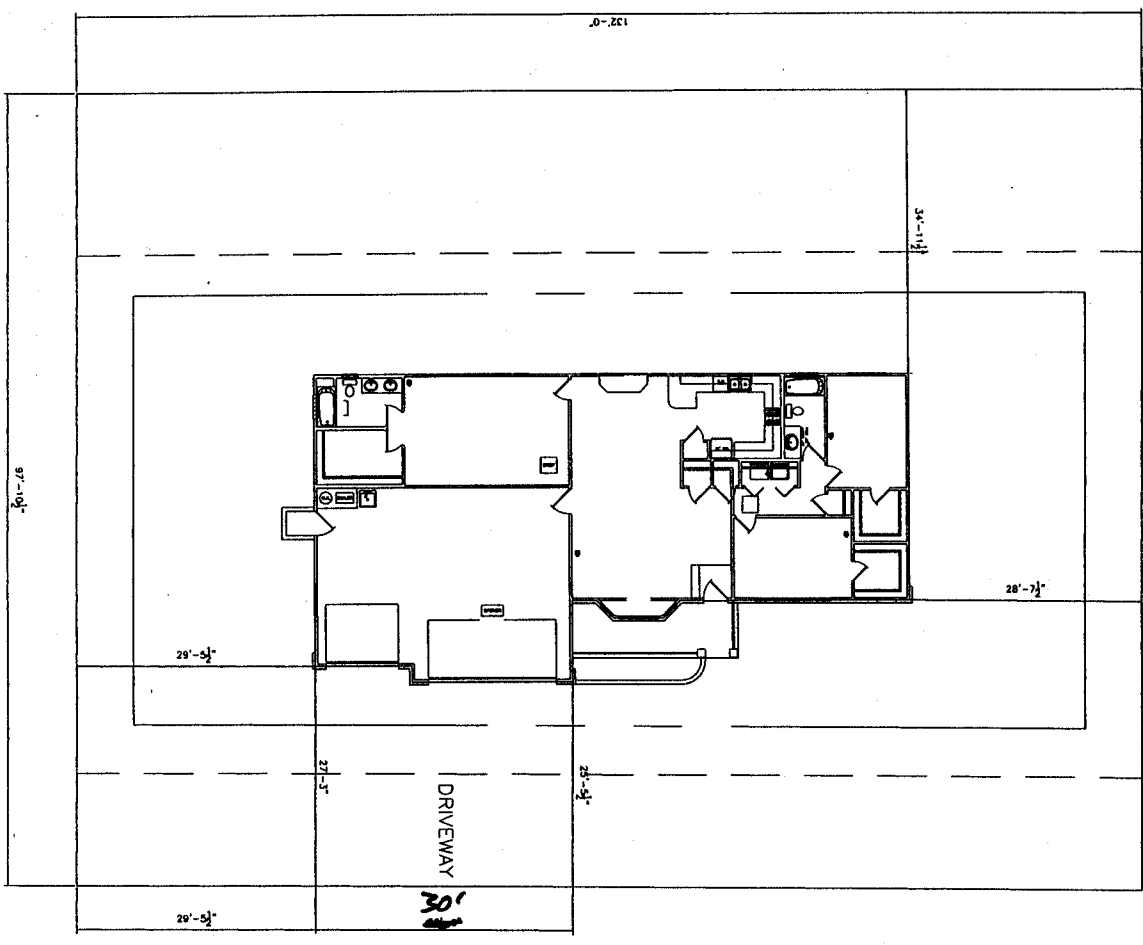
| | | | |
|--|---|-----------------------------|----------------------|
| Additional water (and/or sewer tap fee(s) are required): | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>16254</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>6/27/03</u> | | |

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)

NOTE: IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS. THE PLAN HAS NOT BEEN ENGINEERED BY AUTOWAY. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

ACCEPTED *Alisa Oragon* 6/24/03
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.

WHITE WILLOW LOT 7 - BLK 1



MYRRH STREET

oh
lu
6/19/03