PLANNING CLEARANCE

BLDG PERMIT NO. 90606

(Single Family Residential and Accessory Structures)
Community Development Department

Your Bridge to a Better Community

BLDG ADDRESS 396 Myrrh

SQ. FT. OF PROPOSED BLDGS/ADDITION 1466

TAX SCHEDULE NO. 2943-191-27-010

SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION White Willows

TOTAL SQ. FT. OF EXISTING & PROPOSED 1466

FILING 1 BLK 7 LOT 10

NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER John Ray

NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 420 29 Rd. GJ. 81504

(1) TELEPHONE (970) 261-0376

USE OF EXISTING BUILDINGS _____

DESCRIPTION OF WORK & INTENDED USE New Res

(2) APPLICANT Same

(2) ADDRESS _____

TYPE OF HOME PROPOSED:
__X__ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

(2) TELEPHONE _____

REQUIRED: One plot plan, on 8 ½" 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 _____

Parking Req'mt 2

Side 7' from PL, Rear 25' from PL

Special Conditions Engineered Foundation Required

Maximum Height 35'

E CENSUS _____ TRAFFIC _____ ANNX# _____

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 John W Ray   Date 7-21-23

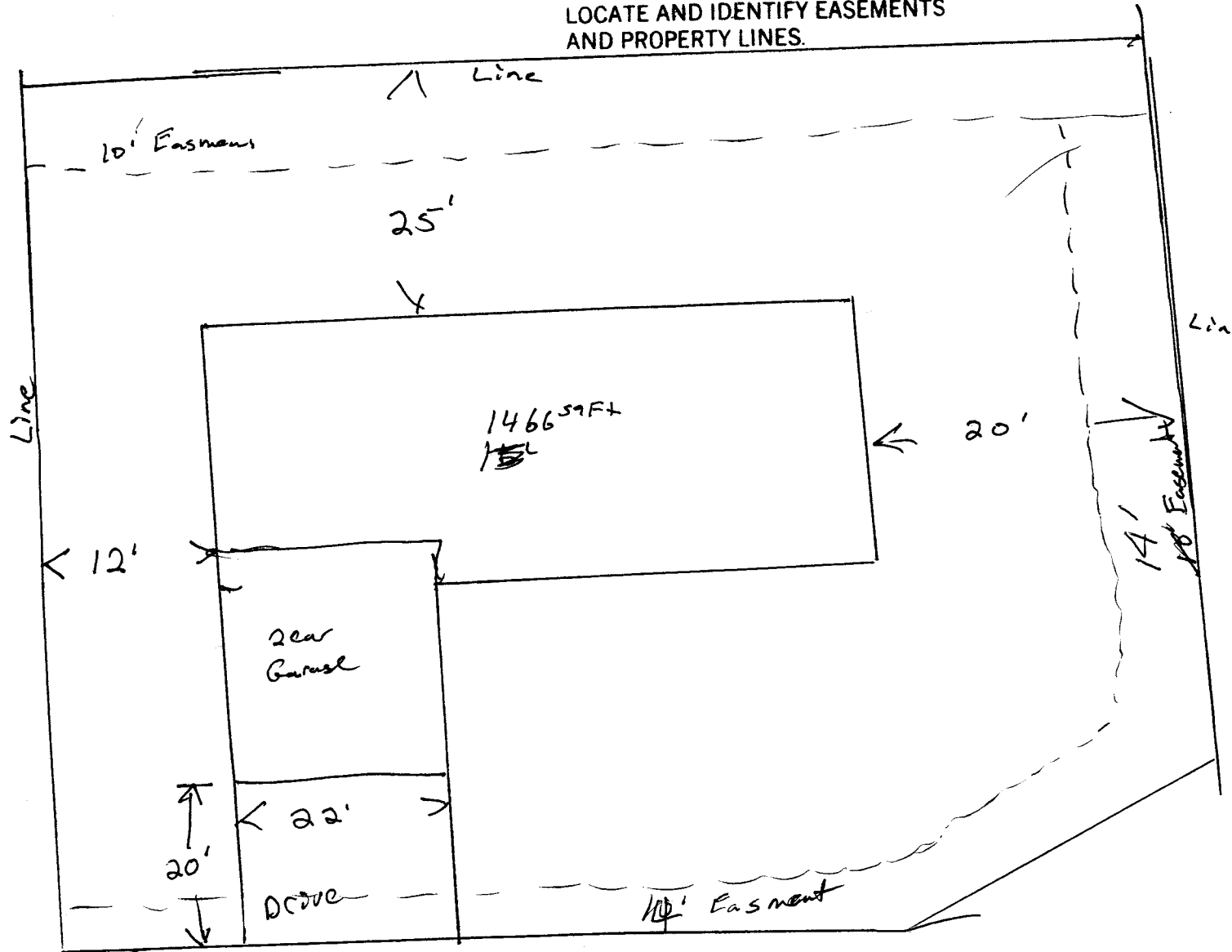Department Approval 16. Misha Thagor   Date 7-28-03

Additional water and/or sewer tap fee(s) are required:	YES √	NO	W/O No. 16357
Utility Accounting	Debi Arnholt		Date 7/28/03

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)

396 Myrrh

N

Line

10' Easment

25'

Line

1466 SqFt

12'

20'

2car Garage

22'

20'

Drive

10' Easment

14'

10' Easment

Line

Yarrow Dr. or W 7/27/03

Myrrh St.