

FEE \$	10 00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

②

BLDG ADDRESS 378 Myrtle St. SQ. FT. OF PROPOSED BLDGS/ADDITION 2000
 TAX SCHEDULE NO. 2943-191-24-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION White Willow TOTAL SQ. FT. OF EXISTING & PROPOSED 2000
 FILING 1 BLK 4 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Darren Davidson NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2785 D Rd USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 243-3335 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT Steve Voytilla TYPE OF HOME PROPOSED:
 (2) ADDRESS 2785 D Rd Site Built Manufactured Home (UBC)
 (2) TELEPHONE 234 2000 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 RSE-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).

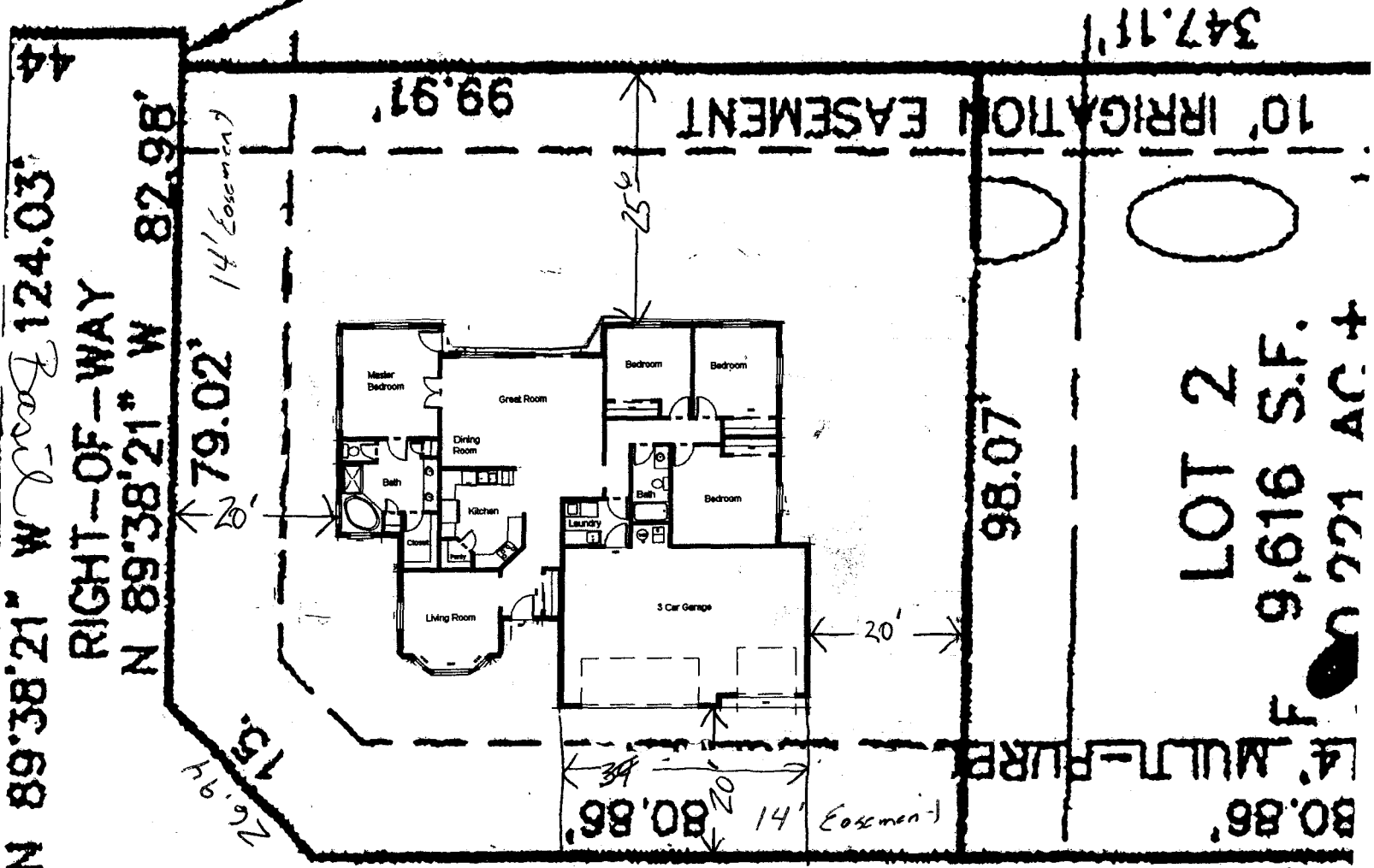
Applicant Signature [Signature] Date 9-13-04
 Department Approval [Signature] Date 9-15/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17602/CAV.</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/15/04</u>		

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

FLORIDA S
ORDINANCE

ACCEPTED *Alba Dragon 9/15/04*
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.



N 89°38'21" W 124.03'
RIGHT-OF-WAY
N 89°38'21" W 82.98'

LOT 2
9,616 S.F.
0.221 AC. ±

33' MAX WIDTH
drive
9/15/04
Myer

243.81'

00°21'39" W

Myer

N 89'38"21" W 124'03" 4

RIGHT-OF-WAY

N 89'38"21" W 87'98"

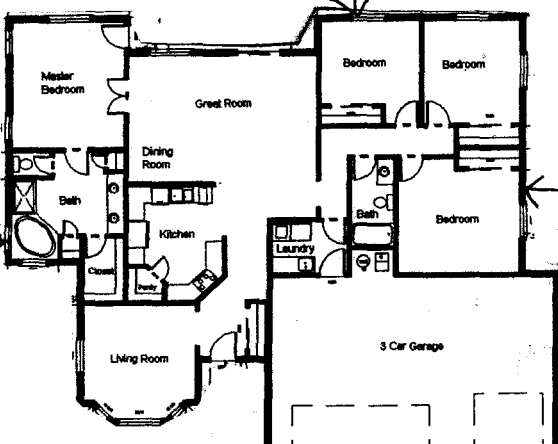
79.02' 14' Easement

26.9' 17.5'

3.96'

99.91'

10' IRRIGATION EASEMENT



80.86'

161.71'

98.07'

14' MULT-PURP

00'21"39" W

243.81'

ACCEPTED *U/Alisa Aragon 9/15/04*
 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.

*Revised on 11/10/04
 U/Alisa Aragon*

FLORIDA S
 ORDINANCE

347.11'

LOT 2
 9,616 S.F.
 0.221 AC ±