

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 382 Myrah St. SQ. FT. OF PROPOSED BLDGS/ADDITION 1557
 TAX SCHEDULE NO. 2943-191-25-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION White Willow TOTAL SQ. FT. OF EXISTING & PROPOSED 1557
 FILING 1 BLK 5 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Ernest Hodson NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 382 Myrah St USE OF EXISTING BUILDINGS 0 Home.
 (1) TELEPHONE 970-242-4173 DESCRIPTION OF WORK & INTENDED USE Home. /
 (2) APPLICANT Ernest Hodson TYPE OF HOME PROPOSED:
 (2) ADDRESS Same Site Built Manufactured Home (UBC)
 (2) TELEPHONE Same 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 Required
E CENSUS _____ TRAFFIC _____ ANN# _____

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 3/5/04
 Department Approval J.H. Clay Hall Date 4/16/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17165</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4-16-04</u>

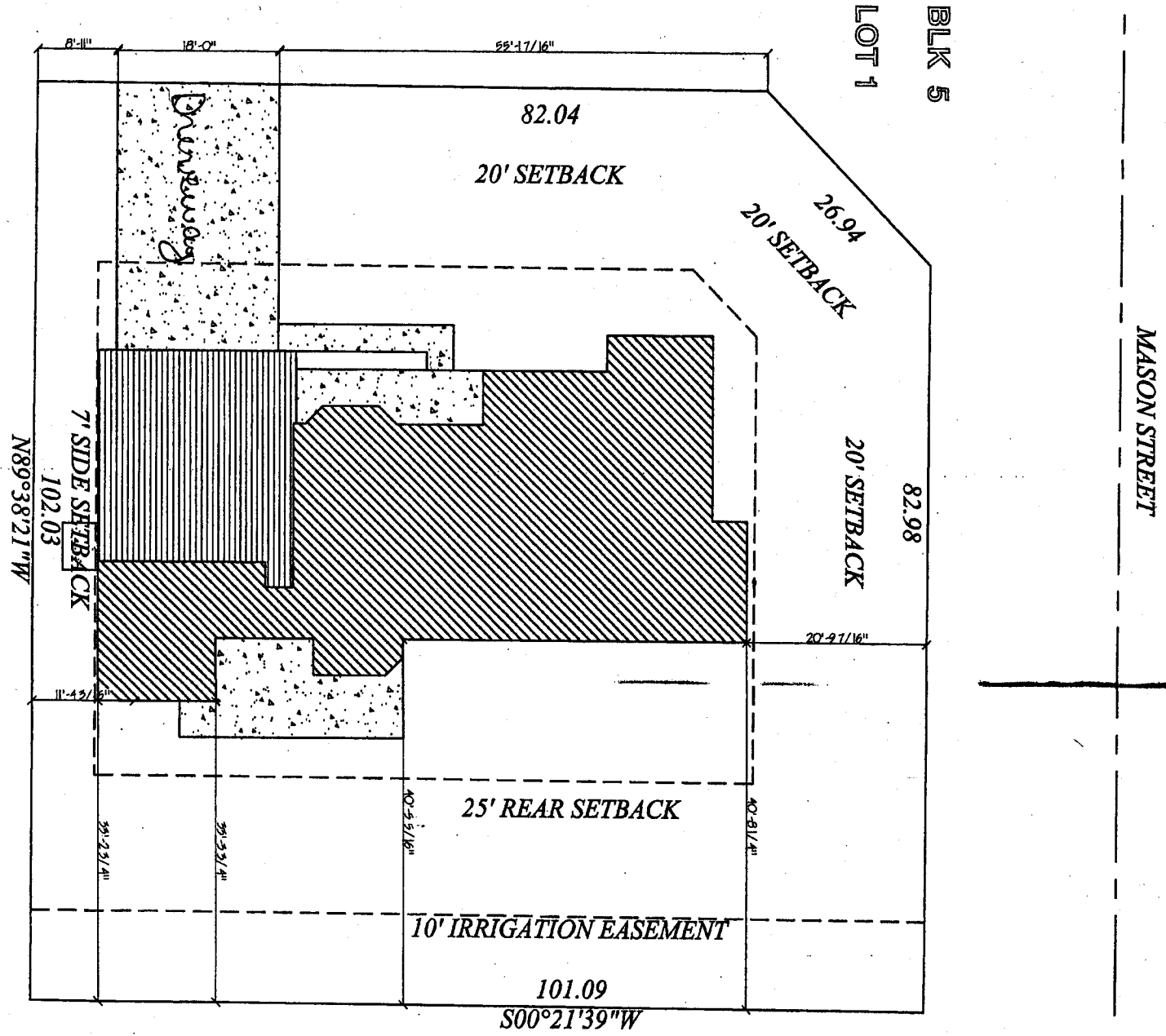
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOT PLAN
SCALE: 1/8" = 1'-0"

4116104
C. Faye Hall
ACCEPTED
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.

all
w
4/5/04



SHEET: **A4**
OF 4

DATE: 07/07/03

BY: RMW

FOSS
DRAFTING
& DESIGN

LOT PLAN
PREPARED FOR:
DMC BUILDERS / ERNEST HODSON
476 OLSUN DRIVE
GRAND JUNCTION, CO. 81504

PROJECT
LOT 1
BLOCK 5
WHITE WILLOWS
GRAND JUNCTION, CO
81504

REV.	DATE	REV.	DATE
1	01/28/03		