

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 382 Myrrh St
Parcel No. 2943-191-25-001
Subdivision White Willows
Filing 1 Block 5 Lot 1

No. of Existing Bldgs 1 No. Proposed 1
Sq. Ft. of Existing Bldgs 1557 Sq. Ft. Proposed 200
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Ernest Hodson
Address 382 Myrrh St
City / State / Zip GJ, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): 10' x 20' shed

APPLICANT INFORMATION:

Name same
Address _____
City / State / Zip cell 640-~~7743~~ 4934
Telephone 242-4173

***TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 about 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'/25' from property line (PL) Permanent Foundation Required: YES NO
Side 7'/3' from PL Rear 25'/5' from PL Parking Requirement 2
Maximum Height of Structure(s) 35' Special Conditions _____
Voting District E Driveway Location Approval _____
(Engineer's Initials)

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 Ernest D. Hodson Date 6-16-04
Department Approval Gayleen Henderson Date 6-16-04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____
Utility Accounting D Overholt Date 6/16/04

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

