

FEE \$	10.00
TCP \$	9
SIF \$	1

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

BLDG PERMIT NO. _____

Building Address 386 Myrrh St.
 Parcel No. 2943-191-2U-004
 Subdivision White Willows Sub
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1460 Sq. Ft. Proposed 140
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 8'

OWNER INFORMATION:

Name Dan Sanchez
 Address 386 Myrrh St.
 City / State / Zip Grand Jct. Co. 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shed

APPLICANT INFORMATION:

Name Dan Sanchez
 Address 386 Myrrh St.
 City / State / Zip Grand Jct Co 81501
 Telephone 970) 241-7790

***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 abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3' from PL Rear 5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 10' easement Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

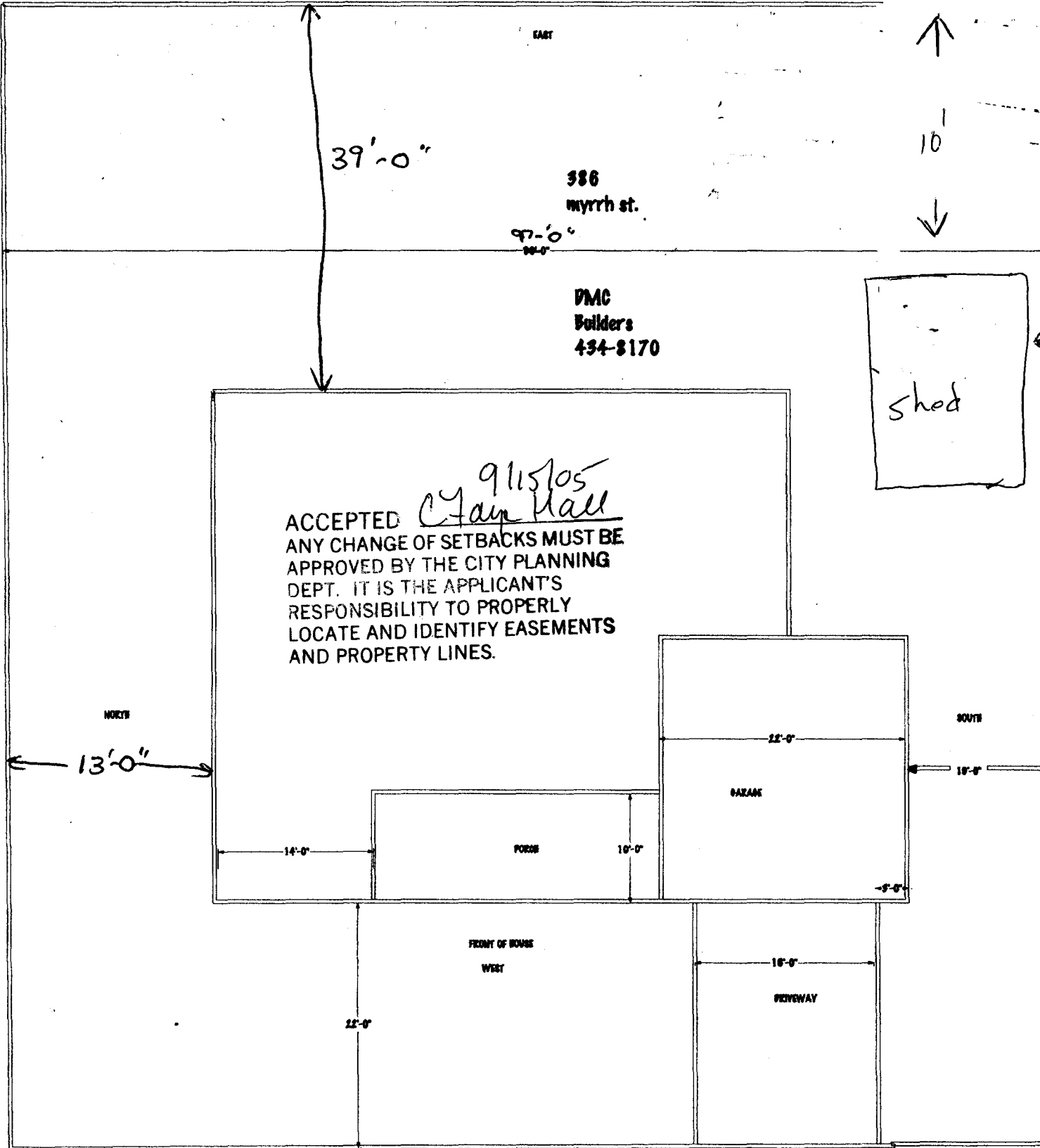
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 9-15-05
 Department Approval [Signature] Date 9/15/05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>9/15/05</u>

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)



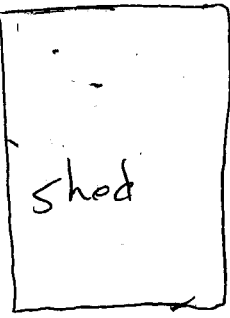
39'-0"

EAST

386
myrrh st.

97'-0"
94'-0"

DMC
Builders
434-8170



←3'-0→

9115105
Cham 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.

NORTH

13'-0"

SOUTH

22'-0"

10'-0"

14'-0"

PORCH

10'-0"

GARAGE

9'-0"

FRONT OF HOUSE
WEST

22'-0"

16'-0"

PEREWAY

side walk
MYRRH ST.

"FENCE"