

FEE \$ 10.00

TCP \$ 1500.00

SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 370 Thyme St.

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-191-43-001

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1

Subdivision White willows

Sq. Ft. of Lot / Parcel 9283

Filing 2 Block 9 Lot 1

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3234

OWNER INFORMATION:

Height of Proposed Structure 14'

Name Watson, Miles

DESCRIPTION OF WORK & INTENDED USE:

Address 440 TARA Dr.

New Single Family Home (*check type below)

City / State / Zip FRUITA COLO

Interior Remodel Addition

Other (please specify): _____

APPLICANT INFORMATION:

*TYPE OF HOME PROPOSED:

Name Same

Site Built Manufactured Home (UBC)

Address _____

Manufactured Home (HUD)

Other (please specify): _____

City / State / Zip _____

NOTES: _____

Telephone 970-216-6399

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'/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 Engineered Foundation

Voting District E Driveway Location Approval RAD
(Engineer's Initials)

Reid, also approval required prior to building

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 Miles Watson Date 9-13-05

Department Approval Michelle Magan Date 9-13-05

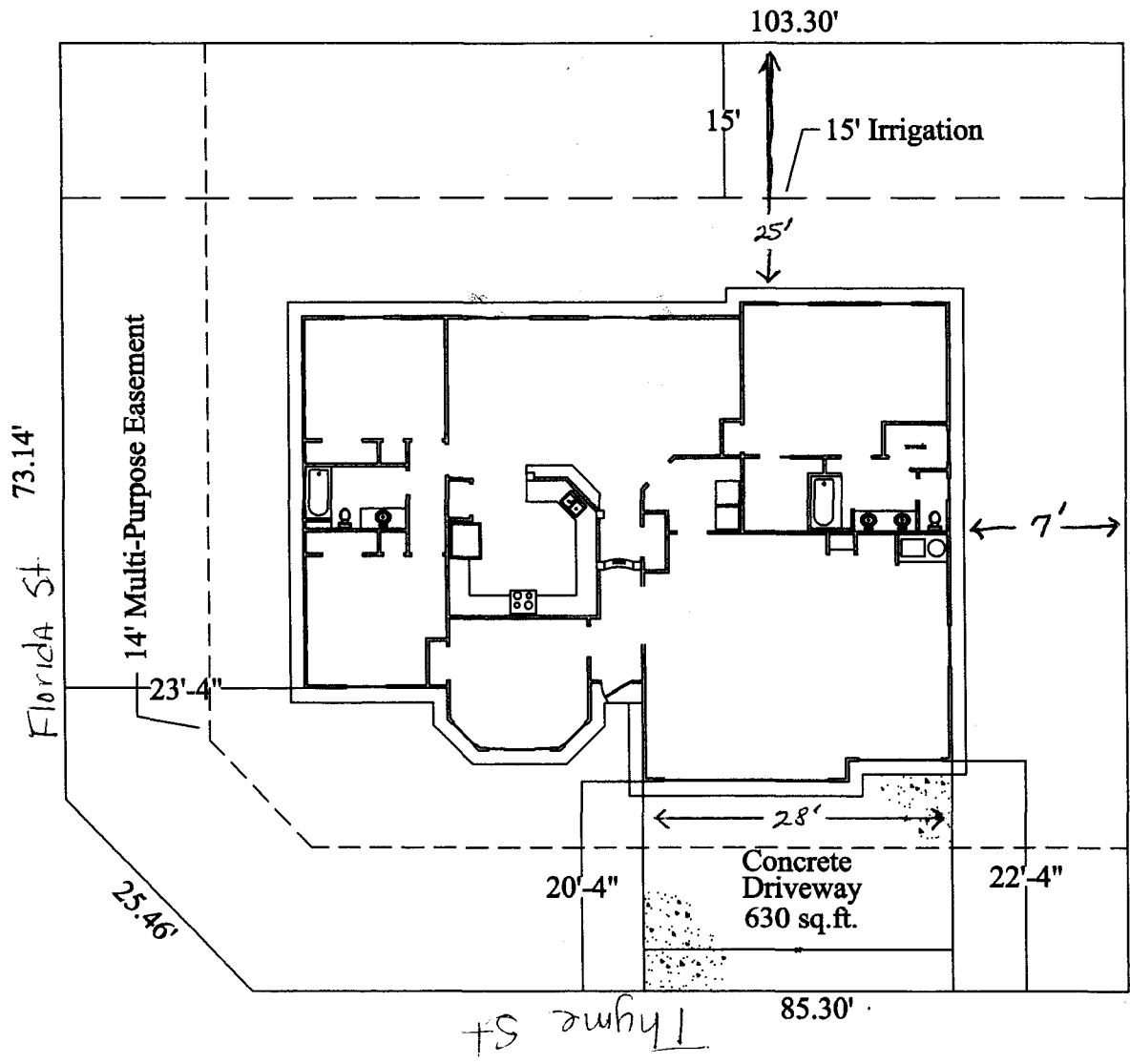
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18644

Utility Accounting CM Cole Date 12/20/05

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)

Site Plan for the City of Grand Junction
 Filing Two, Lot 1, block 9, Total Sq.Ft. of lot 9283
 White Willows Sub.
 370 Thyme Street

David Ok
2/14/05



1918 sq.ft. in Living Area
 683 sq.ft. in Garage
 3234 Total
 Impervious Space used

ACCEPTED *AK/Alisa* *9/15/05*
 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.