

FEE \$	10.00
TCP \$	1500 1531.00
SIF \$	242.00 460.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

Single Family Residential and Accessory Structures
 Community Development Department

Building Address 364 Thyme St
 Parcel No. 2943-191-43-004
 Subdivision WHITE WILLOWS FIL 2
 Filing 2 Block 9 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2444
 Sq. Ft. of Lot / Parcel 12,300
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3640
 Height of Proposed Structure 22'

OWNER INFORMATION:

Name Bruce & Anita Mitchell
 Address 570 E. Valley Dr
 City / State / Zip GJ CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Woodcrafter Enterprises LLC
 Address 2535 D Rd
 City / State / Zip GJ. Co 81503
 Telephone 970-640-1653 STEVE

***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 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 ACC approval req.
 Voting District _____ Driveway Location Approval [Signature] None existing.
 (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).

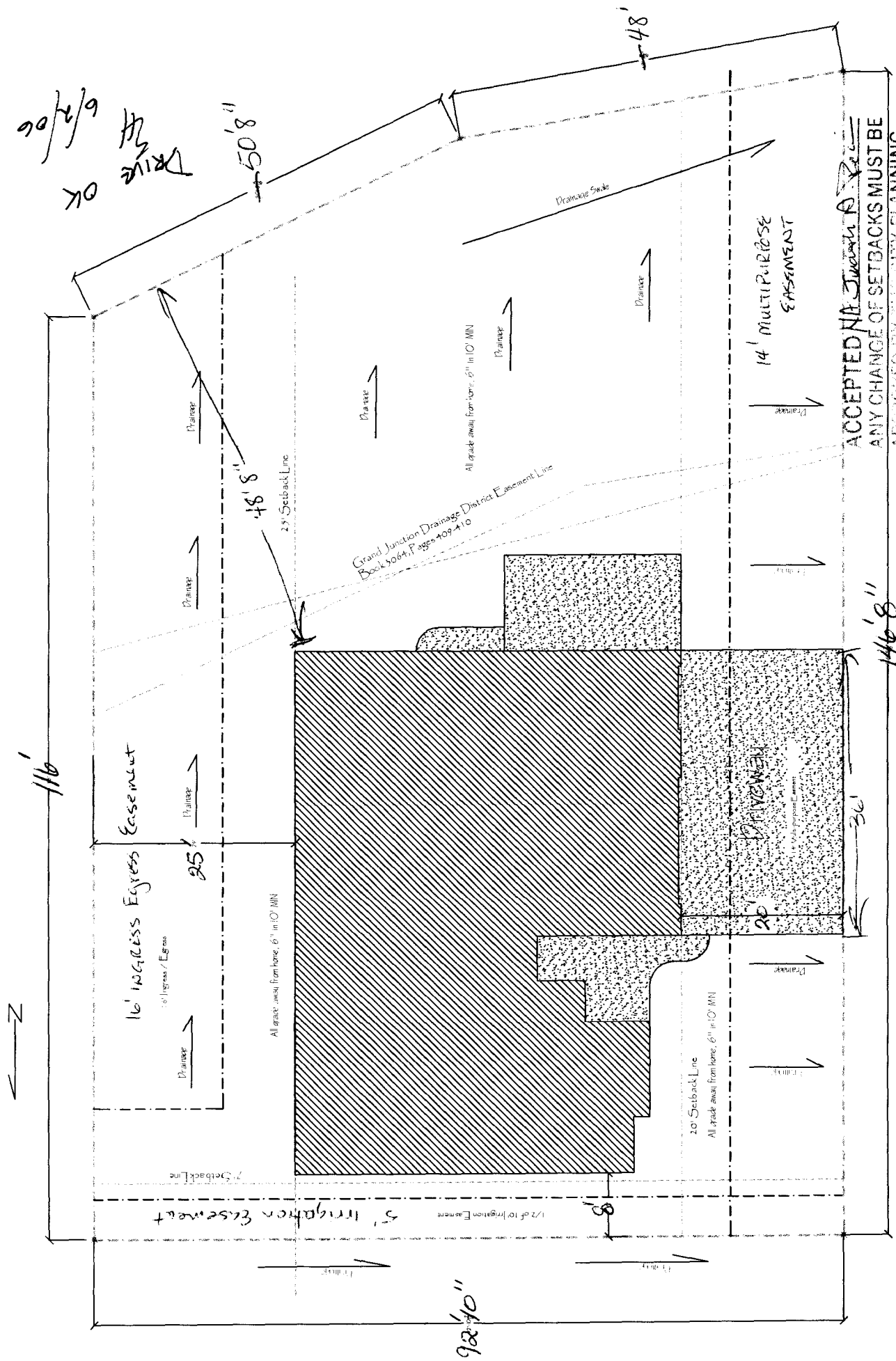
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6-1-06
 Department Approval NA Judith A. Ben Date 6/2/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>9143</u>
Utility Accounting <u>Kate Celsky</u>	Date <u>6/2/06</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)

6/2/06
Drive OK



Grand Junction Drainage District Easement Line
Book 4064, Pages 409-410

ACCEPTED BY THE CITY PLANNING DEPT. IN 1994. THE CITY PLANNING DEPT. IS NOT RESPONSIBLE FOR PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Thyme Street

DRIVEWAY

16' Ingress/Egress Easement

5' Irrigation Easement

14' MULTIPURPOSE EASEMENT

7' Setback Line

All grade away from here, 6" in 10' MN

25' Setback Line

10' Setback Line
All grade away from here, 6" in 10' MN

92' 10"

116'

50' 8"

48' 8"

48'

146' 8"

