

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

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 388 Myrrh St  
 Parcel No. 294319100006  
 Subdivision White Willows  
 Filing 1 Block 6 Lot 3

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 2263  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Jerry E Blood  
 Address 388 Myrrh St  
 City / State / Zip Grand Junction, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 16' x 24' = ~~384~~ 432  
storage shed

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 261-4819

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'25"</u> from property line (PL)	Permanent Foundation Required: YES <u>✓</u> NO _____
Side <u>7'3"</u> from PL Rear <u>25'5"</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	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 Jerry Blood Date 6-14-07  
 Department Approval Gayleen Henderson Date 6-14-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>1</u>
Utility Accounting	<u>Kate Cisberry</u>		Date <u>6/14/07</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)

*Revised*

*9/16/02*

*Clay Suber*

10' easement

10

18' 33'-0"

7'

24'

5' ↑

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

388  
myrrh st.  
DMC  
Builders  
261-0417

SOUTH

NORTH

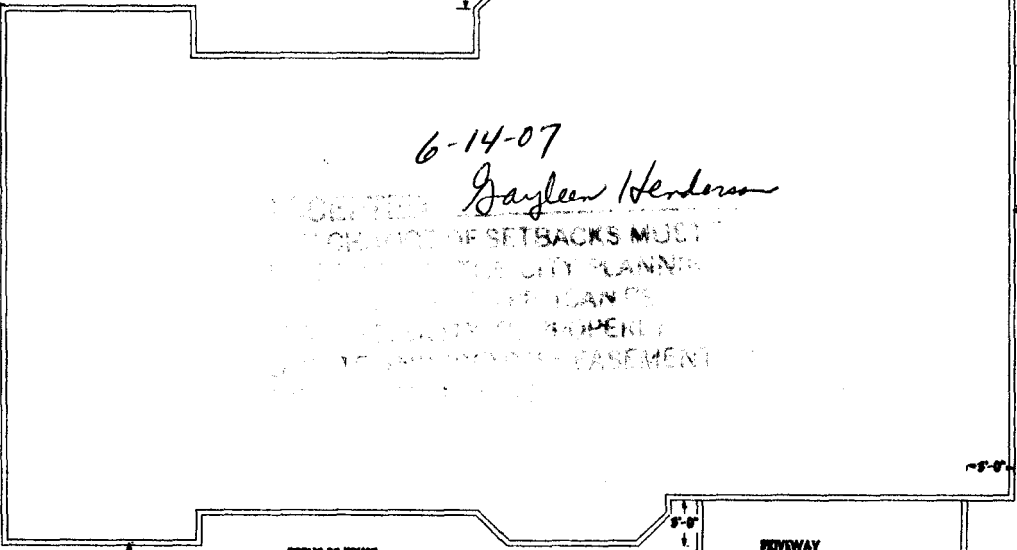
6-14-07

*Gayleen Henderson*

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← 13'-0" →

18'-0"



FRONT OF HOUSE  
WEST

DRIVEWAY

16'-0"

22'-0"

side walk  
MYERS ST.

105.95' →