

PJH

FEE \$	10. ⁰⁰ / ₁₀₀
TCP \$	1589. ⁰⁰ / ₁₀₀
SIF \$	460. ⁰⁰ / ₁₀₀

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

BLDG PERMIT NO. _____

Building Address 366 Thyme St.
 Parcel No. 294B-191-43-003
 Subdivision White Willows
 Filing 2 Block 9 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1850
 Sq. Ft. of Lot / Parcel 8500
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2500
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name Garrett Blecha
 Address 965 E. Otley Ave
 City / State / Zip Fruita, CO 81521

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name ON TRACK Bldgs.
 Address 965 E. Otley Ave
 City / State / Zip Fruita CO 81521
 Telephone 201-1752

***TYPE OF HOME PROPOSED:**

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

NOTES: New Home

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 <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>7'</u> X from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered foundation required</u>		
Voting District <u>E</u> Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	<u>VACC approval req'd prior to building</u>		

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).

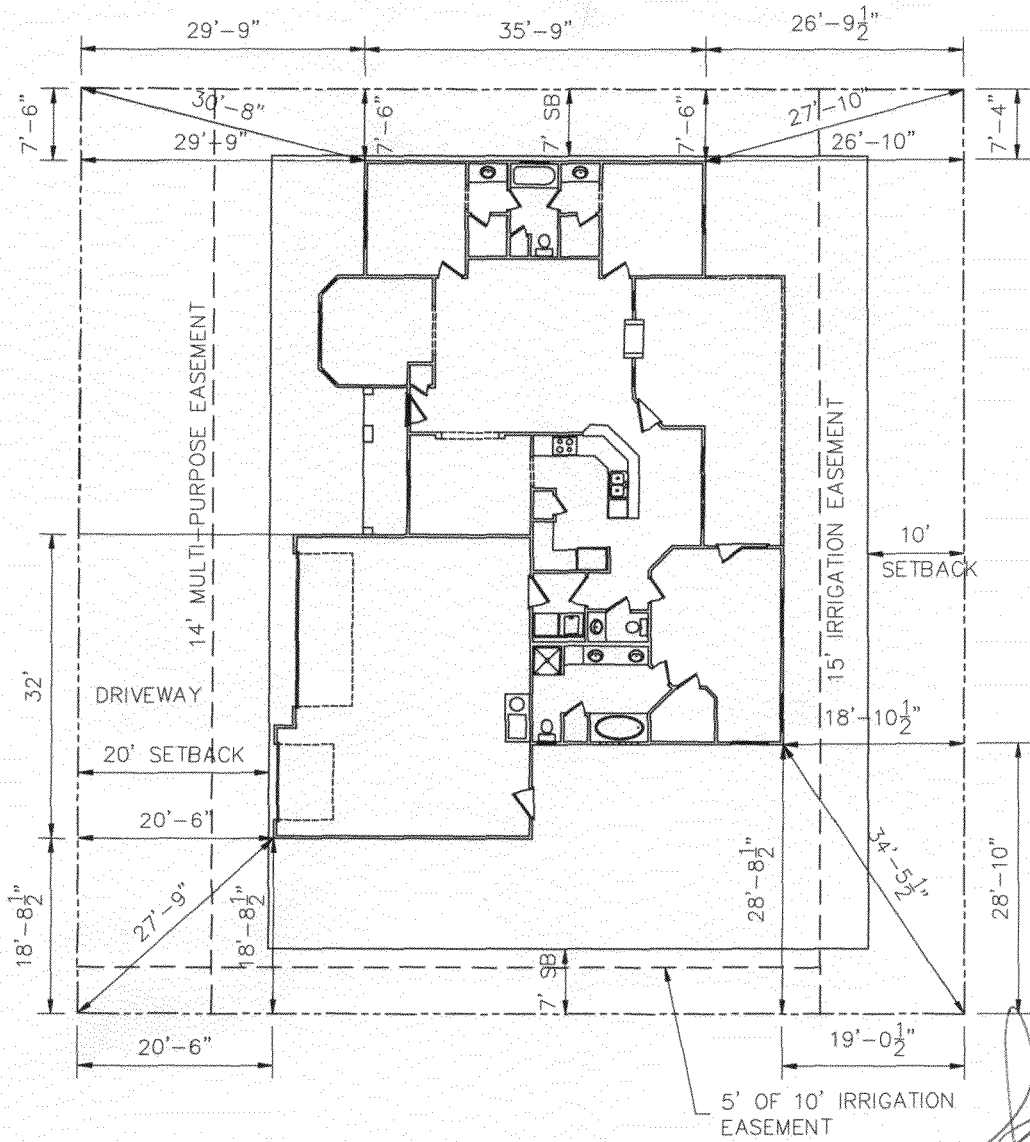
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 8/21/07
 Department Approval [Signature] Date 8/21/07

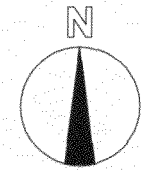
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20568</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/21/07</u>		

SUBDIVISION NAME—	WHITE WILLOWS
FILING NUMBER—	2
LOT NUMBER—	3
BLOCK NUMBER—	9
LOT SQ. FT.—	9017 SF
ADDRESS—	366 THYME STREET
COUNTY—	MESA
CITY—	GRAND JUNCTION

LIABILITY DISCLAIMER
 It is the responsibility of client/representative of client to verify all information on the attached plans.



Handwritten notes:
 8/21/07
 8/22/07
 8/22/07
 8/22/07



RECEIVED
 AUG 22 2007
 COMMUNITY DEVELOPMENT
 DEPT.

Signature: Daylen Henderson

SITE PLAN

SCALE: 1" = 20'

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.