

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 89583



Your Bridge to a Better Community

BLDG ADDRESS 2807.5 ACRIN Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1447
 TAX SCHEDULE NO. 2943-303-76-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION DURANGO ACRES TOTAL SQ. FT. OF EXISTING & PROPOSED 1447
 FILING 1 BLK 3 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER GRAND MESA HOMES NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 498 GRAND MESA AVE #1 USE OF EXISTING BUILDINGS ~~EXISTING~~ N/A
 (1) TELEPHONE 255-6520 DESCRIPTION OF WORK & INTENDED USE SFD
 (2) APPLICANT GRAND MESA HOMES TYPE OF HOME PROPOSED:
 (2) ADDRESS 498 GRAND MESA AVE #1 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE 255-6520 Other (please specify) _____

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' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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 Mark 'Tale' Jackson Date 5-19-03
 Department Approval Wishi Magon Date 5/20/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>621</u>
Utility Accounting <u>Vanover</u>	Date <u>5/20/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

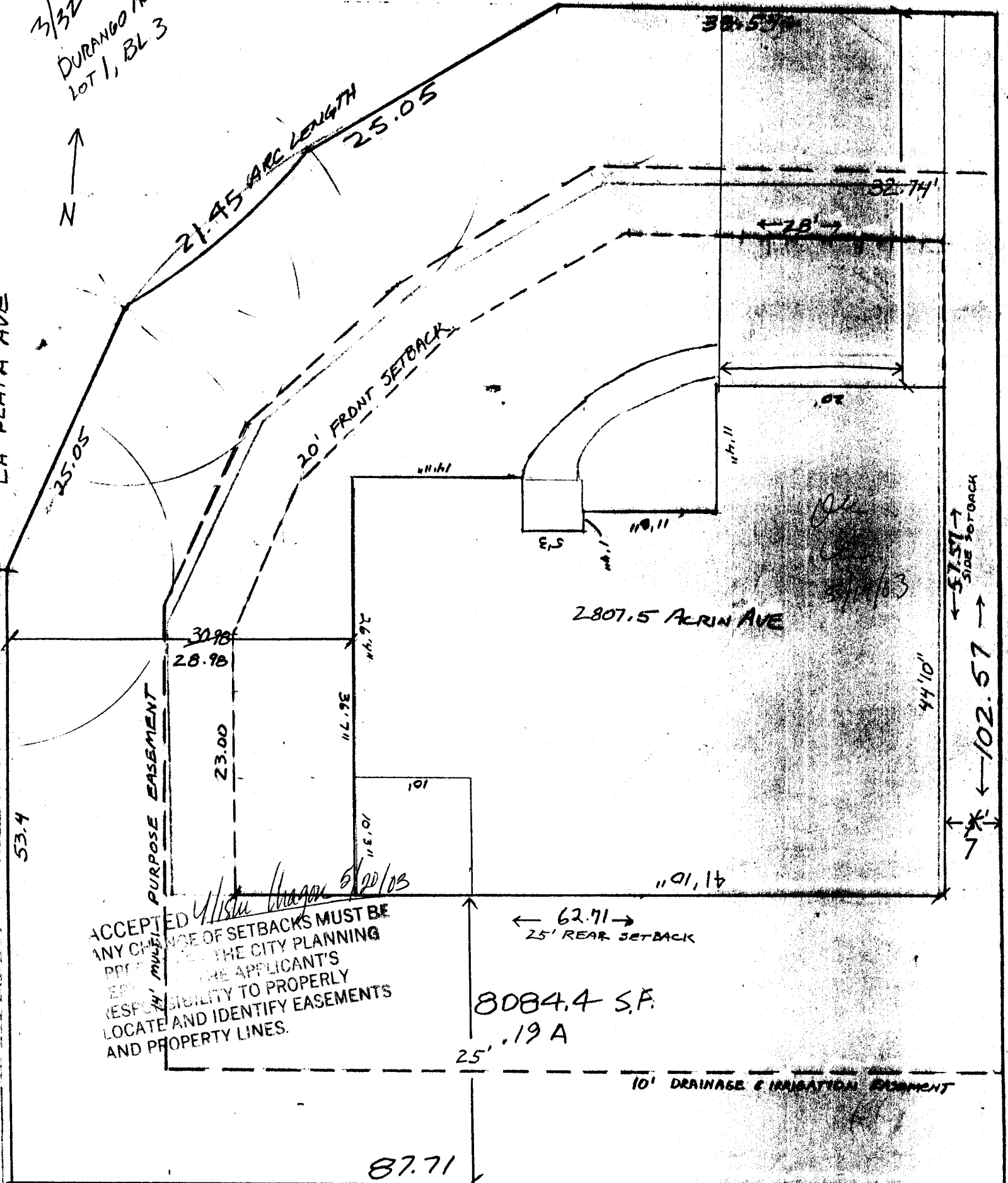
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2807.5 ACRIN AVE

3/32=1'
DURANGO ACRES-
LOT 1, BL 3



LA PERAIN AVE



ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
PROPOSED TO THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

8084.4 S.F.

25' .19 A

10' DRAINAGE & IRRIGATION EASEMENT

87.71

GRAND PARRA HOMES INC.