

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 2828 ACRFN CT SQ. FT. OF PROPOSED BLDGS/ADDITION 80

TAX SCHEDULE NO. 2943-303-02-003 SQ. FT. OF EXISTING BLDGS 2,020

SUBDIVISION Arrowhead Acres TOTAL SQ. FT. OF EXISTING & PROPOSED 2,100

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER JOSEPH S LENTHERI NO. OF BUILDINGS ON PARCEL  
2828 ACRFN CT Before: 1 After: 2 this Construction

(1) ADDRESS JOSEPH S LENTHERI USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE (970) 256-9456 DESCRIPTION OF WORK & INTENDED USE STORAGE

(2) APPLICANT JOSEPH S. LENTHERI TYPE OF HOME PROPOSED:  
2828 ACRFN CT.  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE (970) 256-9456

**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 RMF S Maximum coverage of lot by structures 00%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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).

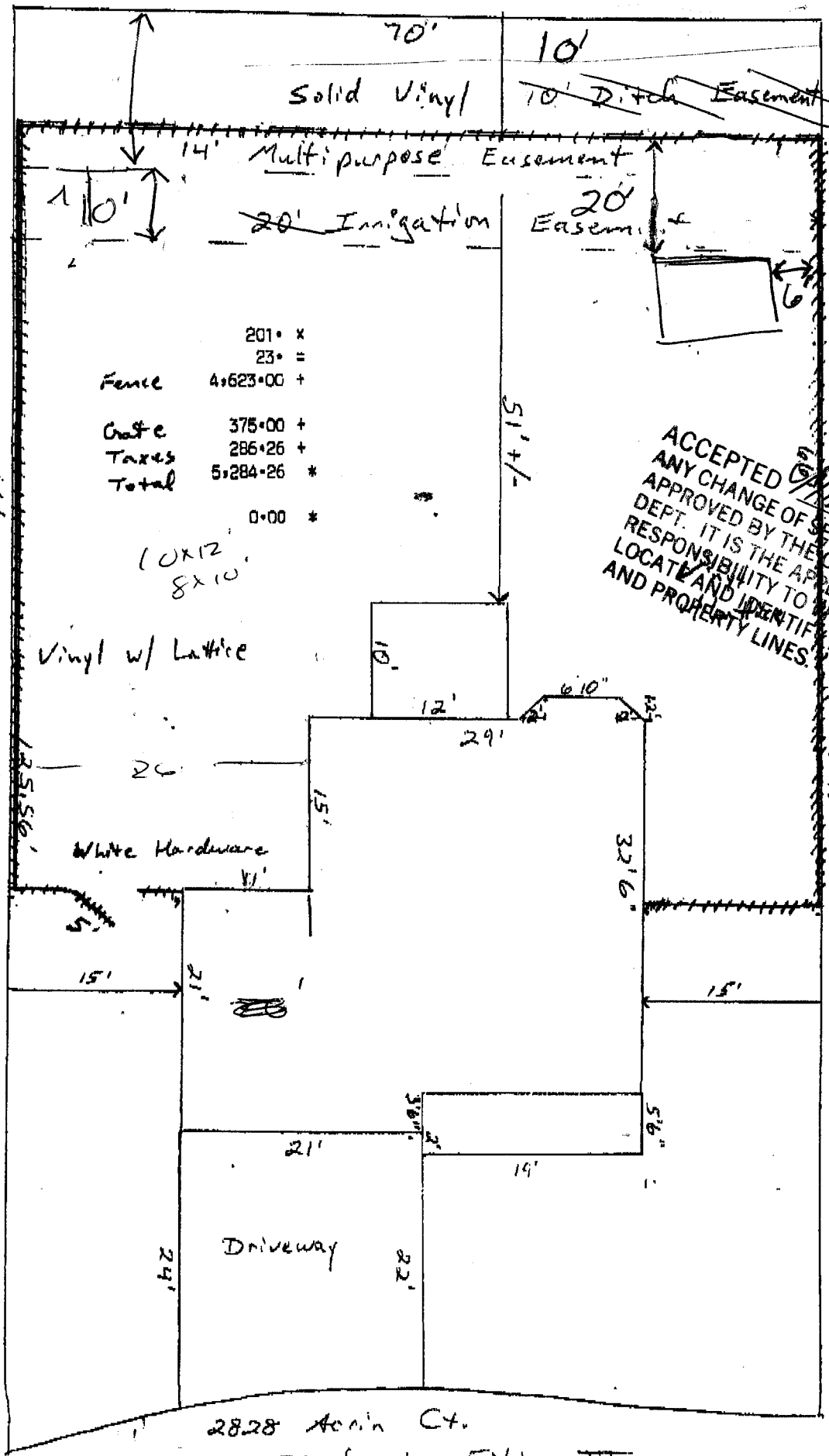
Applicant Signature Joseph Spunbert Date 5/16/03

Department Approval Alise Wagon Date 5/16/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no by</u>
Utility Accounting	<u>all</u>	Date	<u>5/16/03</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)



201. x
23. =
Fence 4,623.00 +
Gate 375.00 +
Taxes 286.26 +
Total 5,284.26 *
0.00 *

10x12  
8x10

Vinyl w/ Lattice

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.

*Shirley Magan* 5/11/03

Rear is 5'  
 Side is 3'  
 Front = 25'



Solid Vinyl 10' Ditch Easement

14' Multipurpose Easement

20' Irrigation Easement

2828 Acorn Ct.  
Joe & Carol  
Lenhart

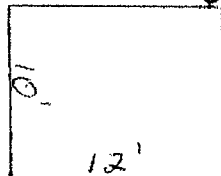
8x10' Storage Shed

10x12' Slab

51' +/-

Vinyl w/ Lattice

Vinyl w/ Lattice



6'10"

Revised 5/19/03  
Mary Anne

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
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AND PROPERTY LINES.

White Hardware

11'

15'

21'

15'

5'

21'

19'

Driveway

22'



78'

135.56'

121.87'

66'

30'

8'

6'