

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

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

BLDG PERMIT NO. 89423



Your Bridge to a Better Community

BLDG ADDRESS 245 LA PLATA CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1473
 TAX SCHEDULE NO. 2943-303-74-006 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION DURANGO ACRES TOTAL SQ. FT. OF EXISTING & PROPOSED 1473
 FILING 1 BLK 1 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER A.L.M. CONST. INC. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3029 F 1/2 Rd USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE (970) 434-6467 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY
 (2) APPLICANT A.L.M. CONST. INC. TYPE OF HOME PROPOSED:
 (2) ADDRESS 3029 F 1/2 Rd Site Built Manufactured Home (UBC)
 (2) TELEPHONE (970) 434-6467 Manufactured Home (HUD)
 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 _____ 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 Loren J. Martin Pres. Date 5-6-03
 Department Approval C. Jay Gibson Date 5/9/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>0MSD TRAP 4980</u>
Utility Accounting	<u>Marshall Coley</u>		Date <u>5-9-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

245 LA PLATA CT

14'

MULTI-PURPOSE

EASEMENT

25'

OR
5/6/03

Bay Window
1'8" into
setback.

WALK

WALK

DRIVE WAY

21'6"

20'

LA PLATA CT

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY LINES
AND PROPERTY LINES

ACRIN AVE.

5/19/03
C. Hay Wilson