

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

292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.



Your Bridge to a Better Community

BLDG ADDRESS 249 LAPLATA CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1405

TAX SCHEDULE NO. 2943-303-74-008 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Durango Acres. TOTAL SQ. FT. OF EXISTING & PROPOSED 1405

FILING 1 BLK 1 LOT 8

NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) OWNER TRAVIS O'CONNOR.

(1) ADDRESS 749 26 1/2 RD.

(1) TELEPHONE 964-9345

USE OF EXISTING BUILDINGS 0

(2) APPLICANT Custom Quality Homes

DESCRIPTION OF WORK & INTENDED USE SFR.

(2) ADDRESS 237 W 1ST ST.

TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) _____

(2) TELEPHONE 2012371

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 20/25 from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 7/8 from PL, Rear 25/5 from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS E 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 Thomas King

Date 11/14/03

Department Approval NA Daylen Henderson

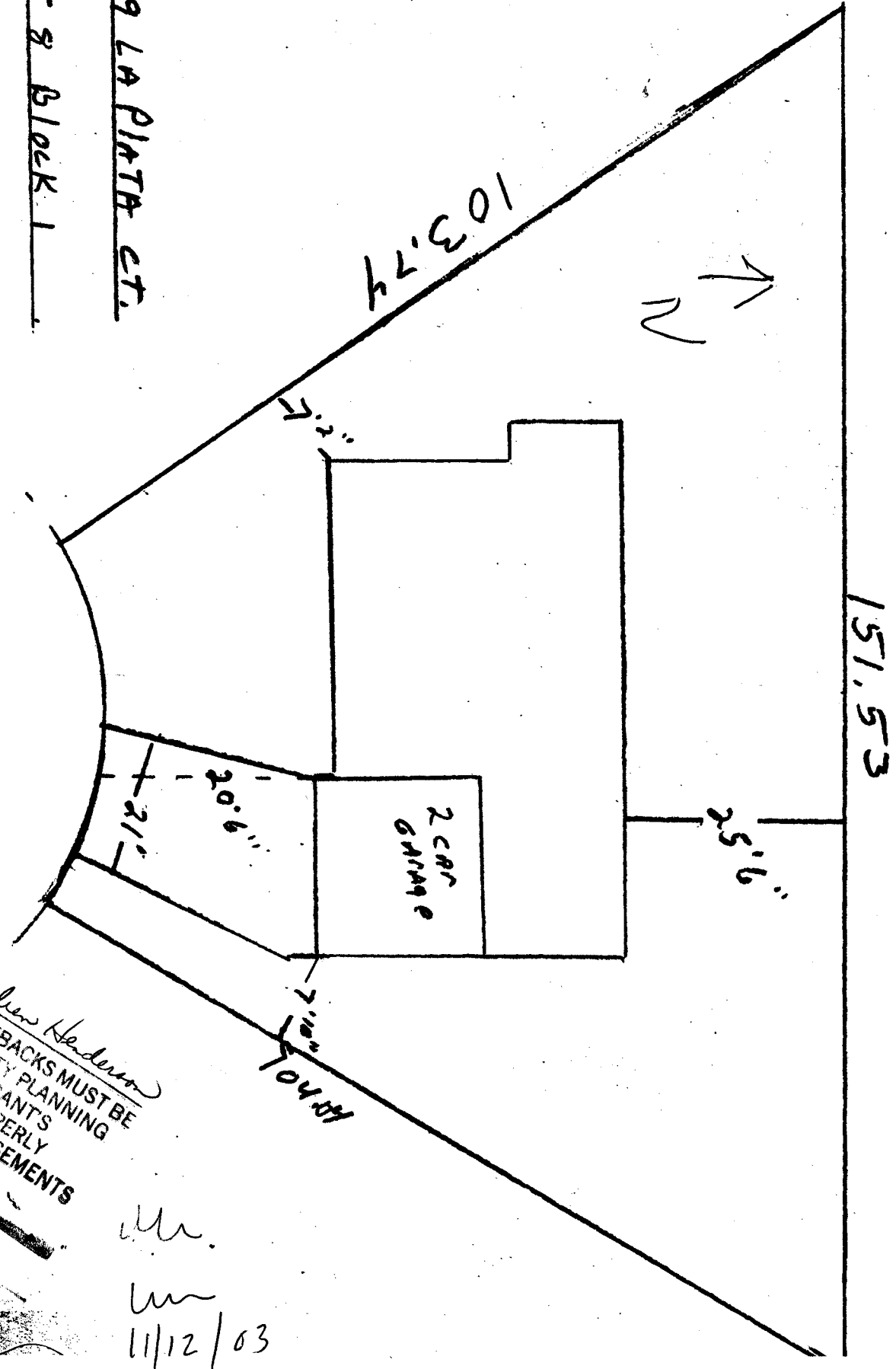
Date 11-14-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>OMD</u>
Utility Accounting	<u>OMD</u>	Date	<u>11/14/03</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)

249 LA PLATA CT.
LOT 8 BLOCK 1
DUTRAGE ACRES SUB.



11-14-03
ACCEPTED *Gayle Henderson*
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.

Mr.
W
11/12/03