

FEE \$ 10.00

TCP \$ 500.00

SIF \$ 292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO.

Building Address 2811 ACRIN AVE

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-303-76-004

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1599

Subdivision DURANKO ACRES

Sq. Ft. of Lot / Parcel 8,000.2

Filing 2 Block 3 Lot 3

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2691

### OWNER INFORMATION:

Name TED Phyllis WHITMAN

### DESCRIPTION OF WORK & INTENDED USE:

Address 2811 ACRIN AVE

New Single Family Home (\*check type below)

City / State / Zip Grand Jct. CO. 81503

Interior Remodel

Addition

Other (please specify): \_\_\_\_\_

### APPLICANT INFORMATION:

Name SAME

### \*TYPE OF HOME PROPOSED:

Address \_\_\_\_\_

Site Built

Manufactured Home (UBC)

City / State / Zip \_\_\_\_\_

### NOTES:

Telephone 260-9843 - JASON

**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)

Permanent Foundation Required: YES  NO

Side 7'/3' from PL Rear 25'/5' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions \_\_\_\_\_

Voting District "E" Driveway Location Approval Wh  
(Engineer's Initials)

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 \_\_\_\_\_ Date 6-1-04

Department Approval Did Bayleem Henderson Date 6-2-04

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. PL 0150

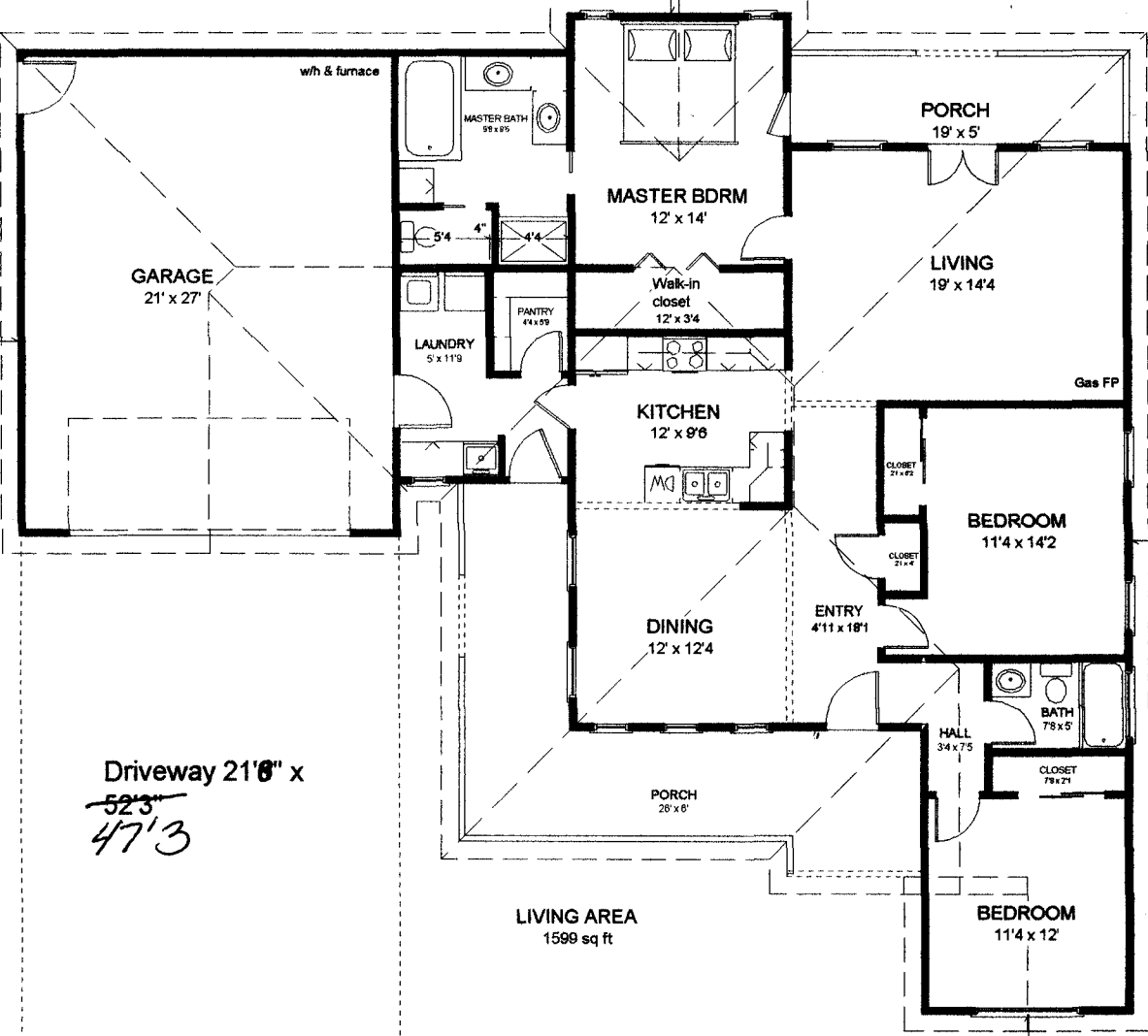
Utility Accounting Overholt Date 6/2/04

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

S

6-2-04  
ACCEPTED *Gayleen 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.

25'6"



1026  
74

74

Driveway 21'6" x  
~~52'3"~~  
47'3"

*Driveway  
ole  
cu  
6/2/04*

20'

78'

Acrin Avenue

N