

FEE \$	10.00
TCP \$	500.00
SIF \$	292.10

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2815 AKRIN AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 1500

TAX SCHEDULE NO. 2943-303-76-006 SQ. FT. OF EXISTING BLDGS _____

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

FILING 3 BLK 3 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Woodscape Blakes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 3888 6710th Rd Palisades USE OF EXISTING BUILDINGS Single Family dwelling

(1) TELEPHONE 464-7112 DESCRIPTION OF WORK & INTENDED USE Build new home

(2) APPLICANT Rich White TYPE OF HOME PROPOSED:

(2) ADDRESS 3888 6710th Rd Palisades Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE 469 7112 _____ 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

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

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

Maximum Height 35'

Maximum coverage of lot by structures 50%

Permanent Foundation Required: YES NO _____

Parking Req'mt 2

Special Conditions _____

CENSUS E 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 [Signature] Date _____

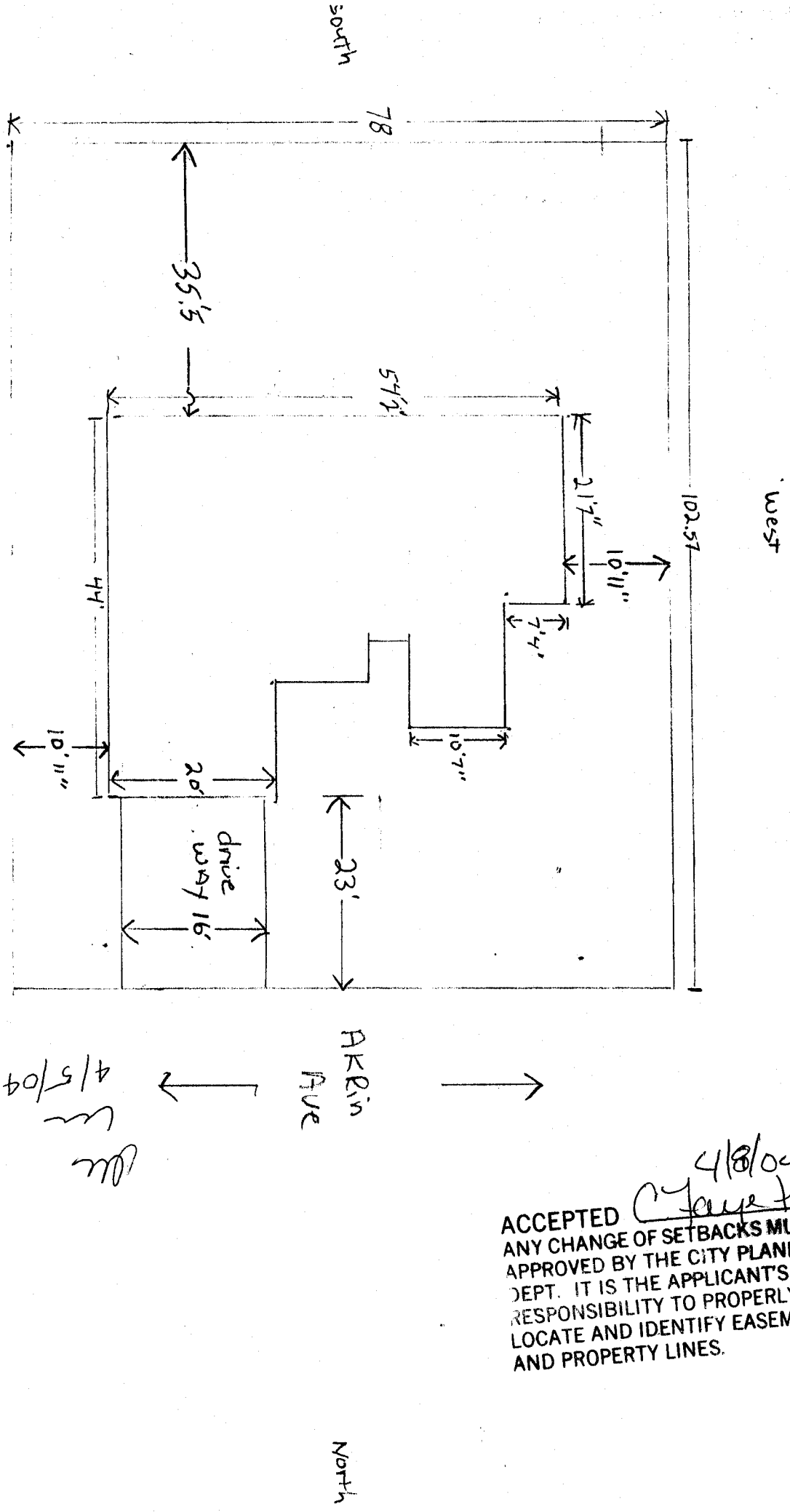
Department Approval NA C. J. Hall Date 4/8/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/C No. <u>[Signature]</u> # <u>4564</u>
Utility Accounting	<u>[Signature]</u>	Date <u>4-8-04</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)

2815 AKRIN AVE
LOT 5 BLOCK 3

TAX # 2943-303-76-006



4/5/04
ll
ll

4/8/04
C. J. Hall
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.