

FEE \$	10.00
TCP \$	1,500
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 2825 Achin Avenue
 Parcel No. 2943-303-76-011
 Subdivision Durango Acres
 Filing 2 Block 3 Lot 10

No. of Existing Bldgs None No. Proposed 1
 Sq. Ft. of Existing Bldgs None Sq. Ft. Proposed 2103
 Sq. Ft. of Lot / Parcel 8000.2
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2503

OWNER INFORMATION:

Name Damon L Lane
 Address 2485 H Rd
 City / State / Zip GJ Co. 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Damon L. Lane
 Address 2485 H Rd
 City / State / Zip GJ CO 81505
 Telephone 260-9900

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>E</u>	Driveway Location Approval <u>[Signature]</u> (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 Damon S. Lane Date Aug 3, 04
 Department Approval NA Gaylen Henderson Date 8-4-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Pd @ OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/4/04</u>		

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)

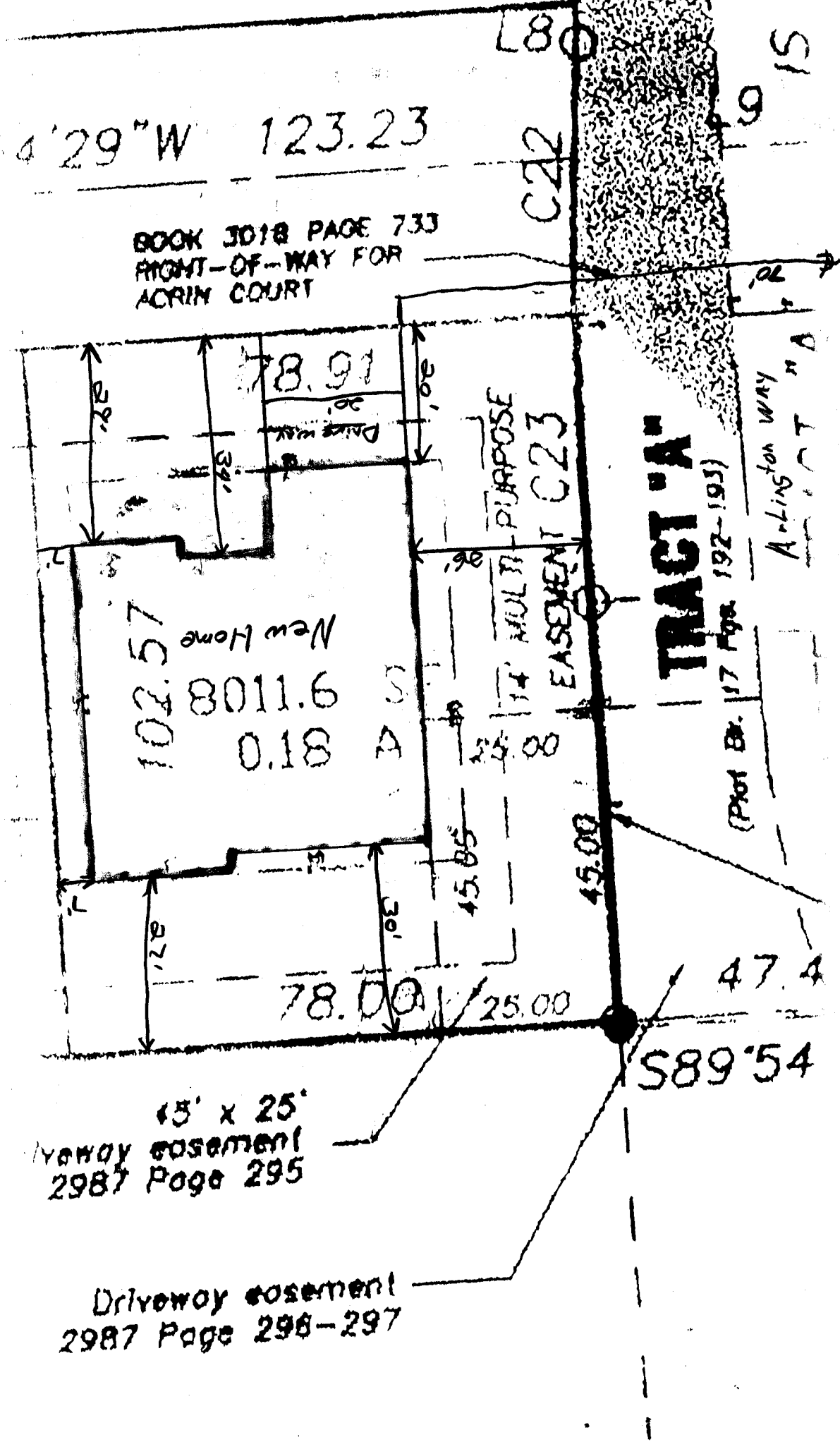
8-4-04

Gayle Anderson

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.

Driveway easement
2987 Page 298-297

15' x 25'
Driveway easement
2987 Page 295



8/3/04
drive

4'29" W 123.23

BOOK J018 PAGE 733
FRONT-OF-WAY FOR
ACRIM COURT

102.57
8011.6 S
0.18 A

New Home

14' MULTI-PURPOSE
EASEMENT C23

TRACT "A"

(Plot Br. 17 Pgs. 192-193)

Arlington Way "A"

S89'54

78.00 25.00

45.05 45.00

78.91

L80

C22

9 15