

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 245 OPHIR CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1591 ~~1~~

TAX SCHEDULE NO. 72-152-0454 SQ. FT. OF EXISTING BLDGS 0
2943-303-14-011

SUBDIVISION DURANGO ACRES TOTAL SQ. FT. OF EXISTING & PROPOSED 1591 ~~1~~

FILING 2 BLK 1 LOT 11 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 274 Grandoverlook ct USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 234-0080 DESCRIPTION OF WORK & INTENDED USE New Residence

(2) APPLICANT R+M ENT TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS ↑ ↑ (2) TELEPHONE _____

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 X 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 [Signature] Date 19 Jul 04

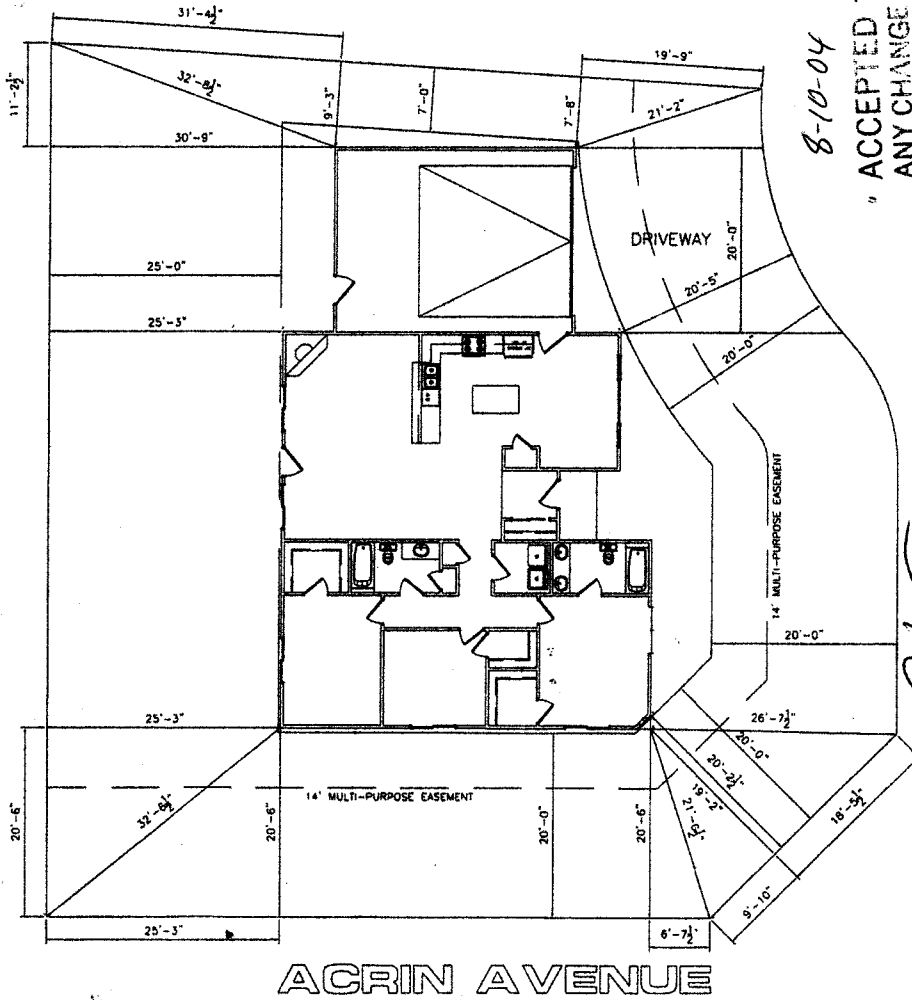
Department Approval JL Gayle Henderson Date 8-10-04

Additional water and/or sewer tap fee(s) are required:	YES <u>0</u>	NO	W/O No. <u>PL OMSD</u>
Utility Accounting	<u>Overhaul</u>	Date	

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)

NOTE
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.



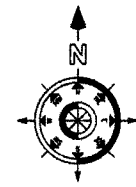
ACRIN AVENUE

OPHIR COURT

245

8-10-04 *Jaylen 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.

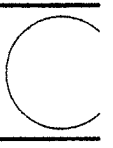
NOTE:
BUILDER TO VERIFY
ALL SETBACK AND EASEMENT
ENCROACHMENTS PRIOR
TO CONSTRUCTION



NOTE:
DIMENSION LINES ARE PULLED FROM
EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
EXISTS, DIMENSIONS WILL BE FROM EDGE
OF FOUNDATION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	DURANGO ACRES
FILING NUMBER	2
LOT NUMBER	11
BLOCK NUMBER	1
STREET ADDRESS	? OPHIR COURT
COUNTY	MESA
GARAGE SQ. FT.	520 SF
LIVING SQ. FT.	1591 SF
LOT SIZE	7889 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

TAX #
721520454



RSM ENTERPRISES
SITE PLAN

Drawn by
AUTODRAFT
FILE NAME
DATE
5-14-04
SCALE
1/8" = 1'-0"

7/19/04
Drive

1591 House
520 Garage

SCALE: N.T.S.

LOT 11 FILING 2
BLOCK 1
DURANGO ACRES