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|--------|--------|
| FEE \$ | 10.00 |
| TCP \$ | 500.00 |
| 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 2418 Ophir Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1600
 TAX SCHEDULE NO. 2943-303-74-013 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Durango Acres TOTAL SQ. FT. OF EXISTING & PROPOSED 1600
 FILING 2 BLK 4 LOT 14 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Lyle E. & Debra L. Zedicher NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 674-28 Rd. G.S. Co. USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 970-257-9162 DESCRIPTION OF WORK & INTENDED USE New Residence
 (2) APPLICANT Lyle E. Zedicher TYPE OF HOME PROPOSED:
 (2) ADDRESS 674-28 Rd. G.S. Co. Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-257-9162 _____ 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 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES 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 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 Lyle E. Zedicher Date 2-26-04
 Department Approval NA Gaylen Henderson Date _____

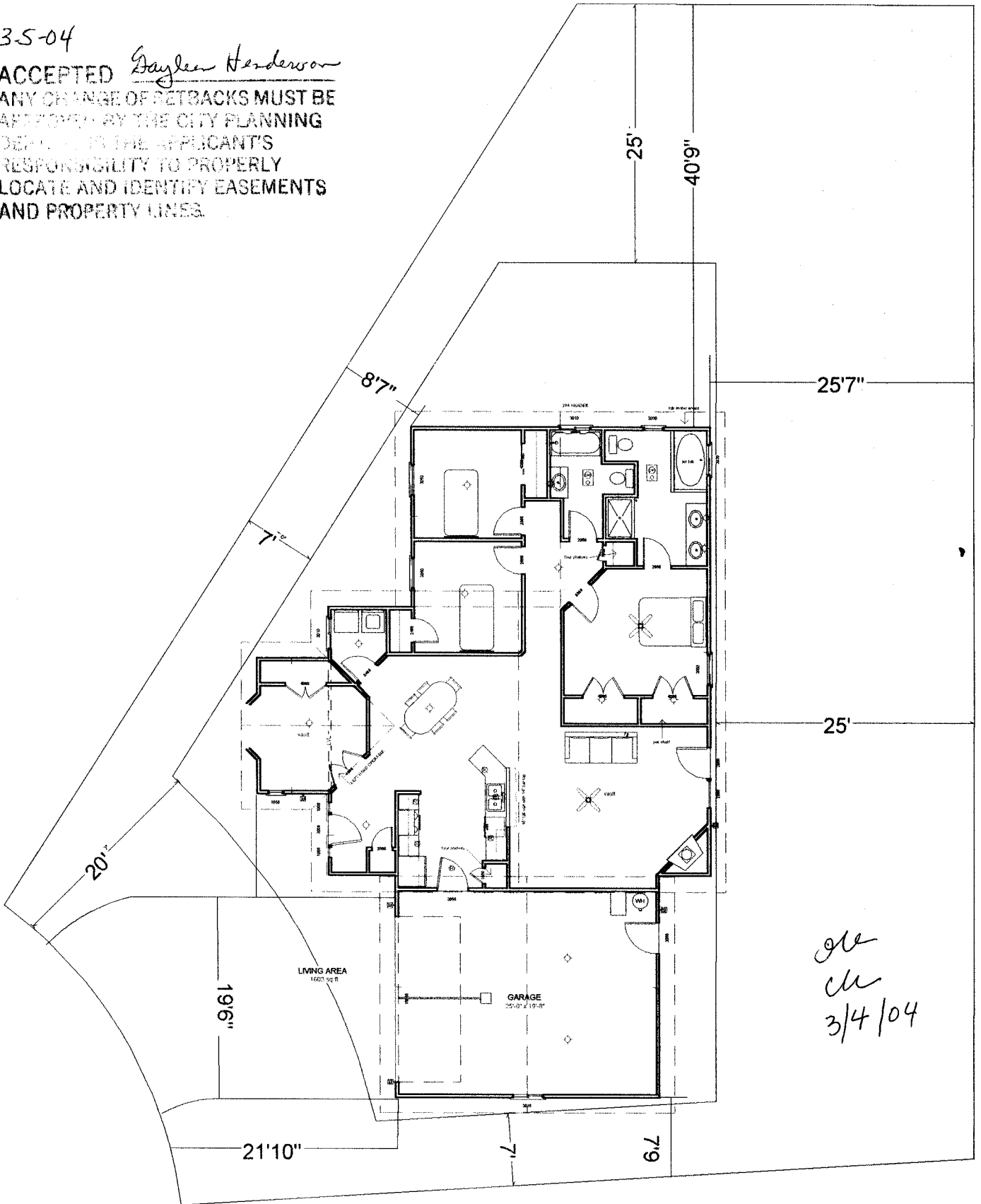
| | | | |
|--|--------------------|--|------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>pd ombd</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>3/8/04</u> | | |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

35-04

ACCEPTED *Gayleen Henderson*
ANY CHANGE OF RETRACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



gc
ch
3/4/04