

FEE \$	10.00
TCP \$	1,500.00
SIF \$	292.00

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

BLDG PERMIT NO. \_\_\_\_\_



BLDG ADDRESS ~~2818 Acacia Ave~~ (246 Silverton) Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION ~~1673 sq ft~~

TAX SCHEDULE NO. 2943 - 303 - 74 - 020 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Durango Acres TOTAL SQ. FT. OF EXISTING & PROPOSED 1705

FILING 2 BLK 1 LOT 20 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Robert P. Sheppard NO. OF BUILDINGS ON PARCEL  
Amy C. Sheppard Before: 0 After: 1 this Construction

(1) ADDRESS 3147 B Rd USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 970 210-1021 or DESCRIPTION OF WORK & INTENDED USE New home  
250 8903

(2) APPLICANT \_\_\_\_\_ 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  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 17' 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).

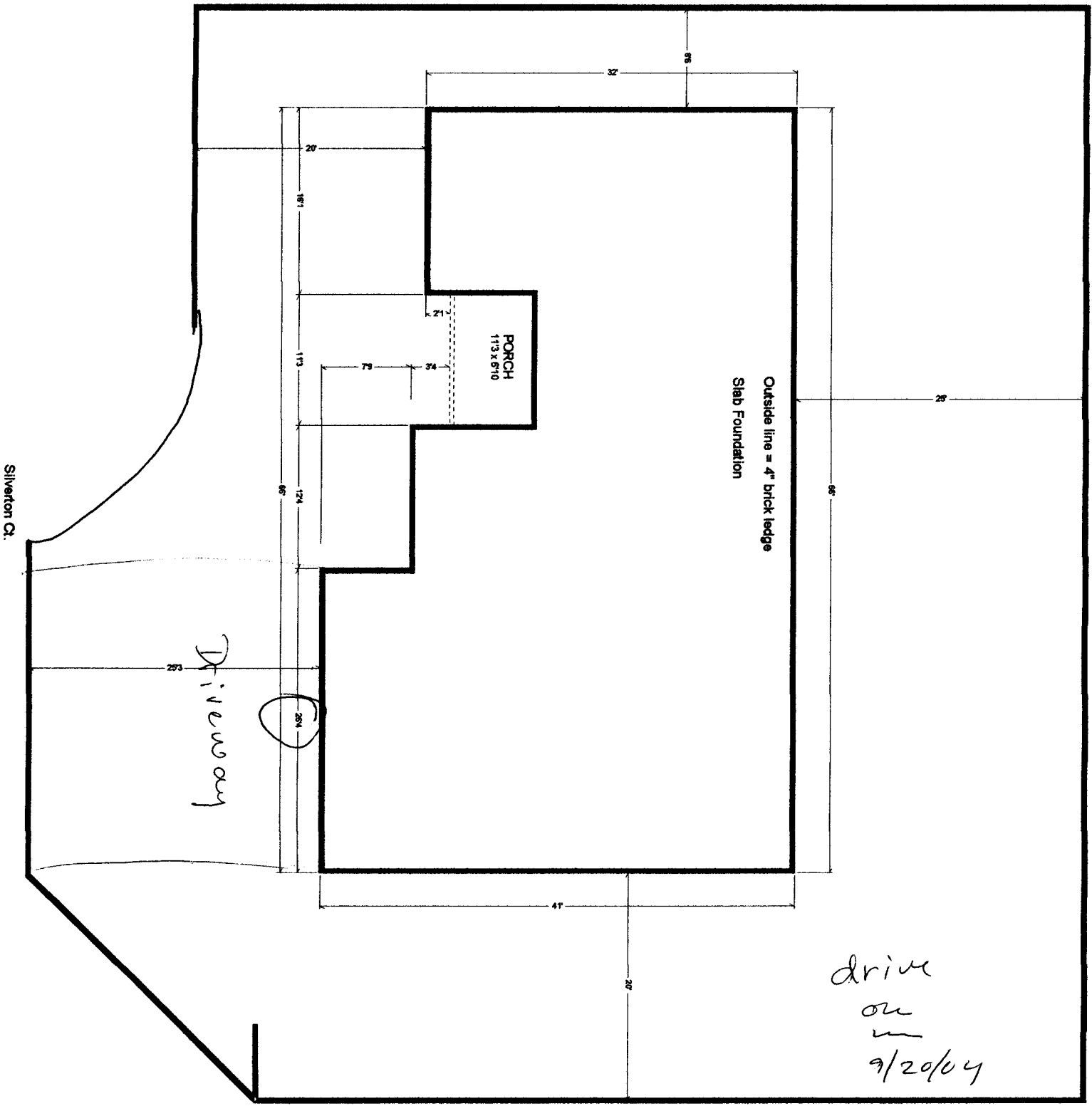
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Amy Sheppard Date 9/3/04

Department Approval Nancy Wagner Date 10/13/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>Om Jay 4661</u>
Utility Accounting	<u>Q</u>	Date	<u>10/15/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



Silverton Ct.

*Driveway*

*drive  
on  
9/20/04*

10-15-04 *Gayleen Henderson*  
 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

Acrin Ave