

FEE \$	10.00
TCP \$	1,000.00
SIF \$	292.00

1,802.00

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

BLDG PERMIT NO. _____



A

Your Bridge to a Better Community

BLDG ADDRESS 247 Ophir ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2241

TAX SCHEDULE NO. 2943-303-74-012 SQ. FT. OF EXISTING BLDGS _____

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

FILING 2 BLK 1 LOT 12 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER Tino Reyes NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 3289 D'Y2 Rd, Clifton. USE OF EXISTING BUILDINGS _____

(1) TELEPHONE (970) 434-7862 DESCRIPTION OF WORK & INTENDED USE New Home

(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 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 _____

Driveway Location "E" 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 Tino Reyes Date 1-11-05

Department Approval Gayleen Henderson Date 1-11-05

Additional water (and/or sewer tap) fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>PLCMEW</u>
Utility Accounting <u>Robi Cervantez</u>		Date <u>1-11-05</u>	

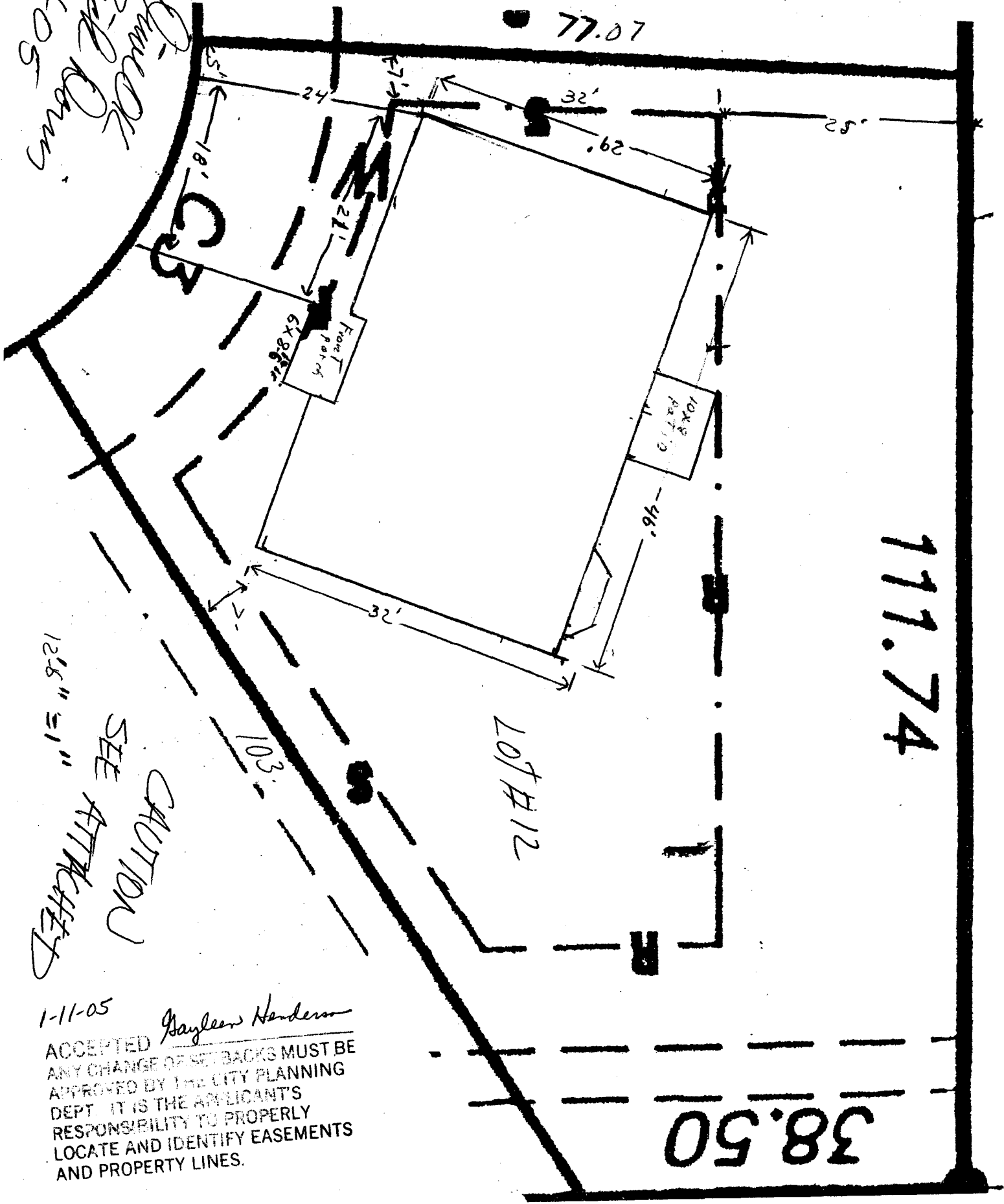
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

1-11-05
COUNCIL
WILL DENY

77.07

111.74

38.50



12'8" = 1"
SEE ATTACHED
CAUTION

1-11-05

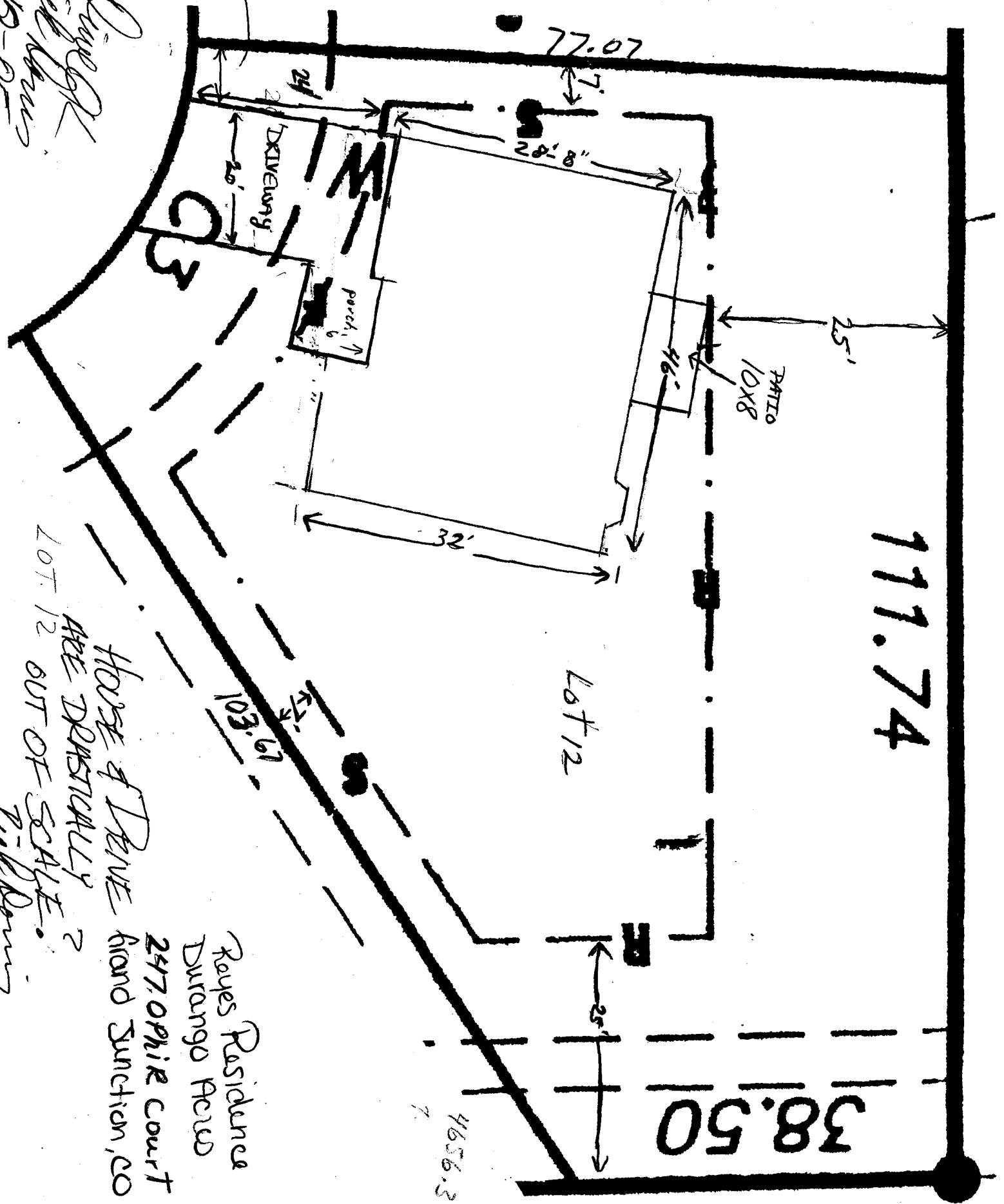
Gayle Henderson

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.

12'-1"

5' MIN BOTH SIDES

Remove Well from 1-15-05



111.74

38.50

Lot 12

103.61

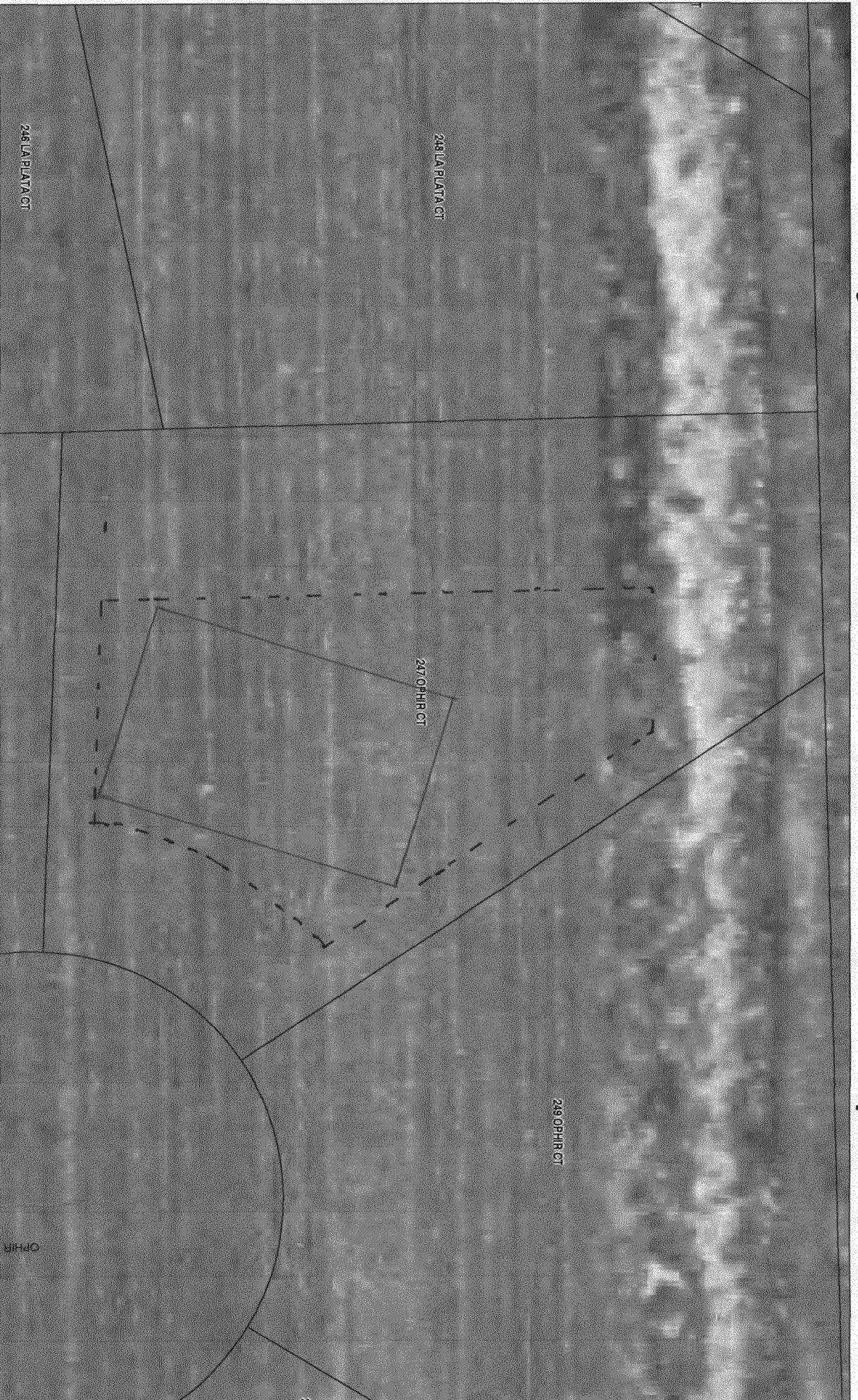
25'

4656.3

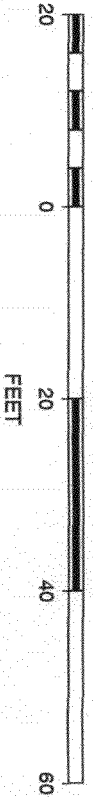
HOUSE & DRIVE ARE DRASITICALLY OUT OF SCALE. Pick Downs

Rayes Residence Durango Area 2477 OPHIRE COURT Grand Junction, CO

City of Grand Junction GIS Sewer Map ©



SCALE 1 : 240



THIS HOUSE IS TRICKY ON THIS LOT.

*BE VERY CAREFUL TO ENSURE THE
HOUSE AND PORCHES ARE OUT OF
THE SET BACKS. SUGGEST*

http://gis-web-fs/maps6/Sewer_Map1.mwf

Tuesday, January 11, 2005 10:27 AM
COUNTY CLERK