

FEE \$	10 <sup>00</sup>
TCP \$	1539 <sup>00</sup>
SIF \$	460 <sup>00</sup>

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

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

Building Address 249 Ophir Court  
 Parcel No. 2943-303-74-013  
 Subdivision Durango Acres  
 Filing 2 Block 1 Lot 13

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,044 sq ft  
 Sq. Ft. of Lot / Parcel 8<sup>1</sup>/<sub>4</sub> 8,177.8 sq ft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,044 sq ft  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Tino Reyes  
 Address 3289 D 1/2 Rd.  
 City / State / Zip Clifton Co 81520

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Tino Reyes  
 Address 3289 D 1/2 Rd.  
 City / State / Zip Clifton Co. 81520  
 Telephone (970) 434-7862<sup>cal.</sup> - 261-4828

\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>R3F-4</u>	Maximum coverage of lot by structures <u>40<sup>96</sup></u>
SETBACKS: Front <u>20<sup>1</sup>/<sub>2</sub></u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7<sup>1</sup>/<sub>3</sub></u> from PL Rear <u>25<sup>1</sup>/<sub>5</sub></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>RAD</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 Tino Reyes Date 11-13-06

Department Approval [Signature] Date 11/20/06

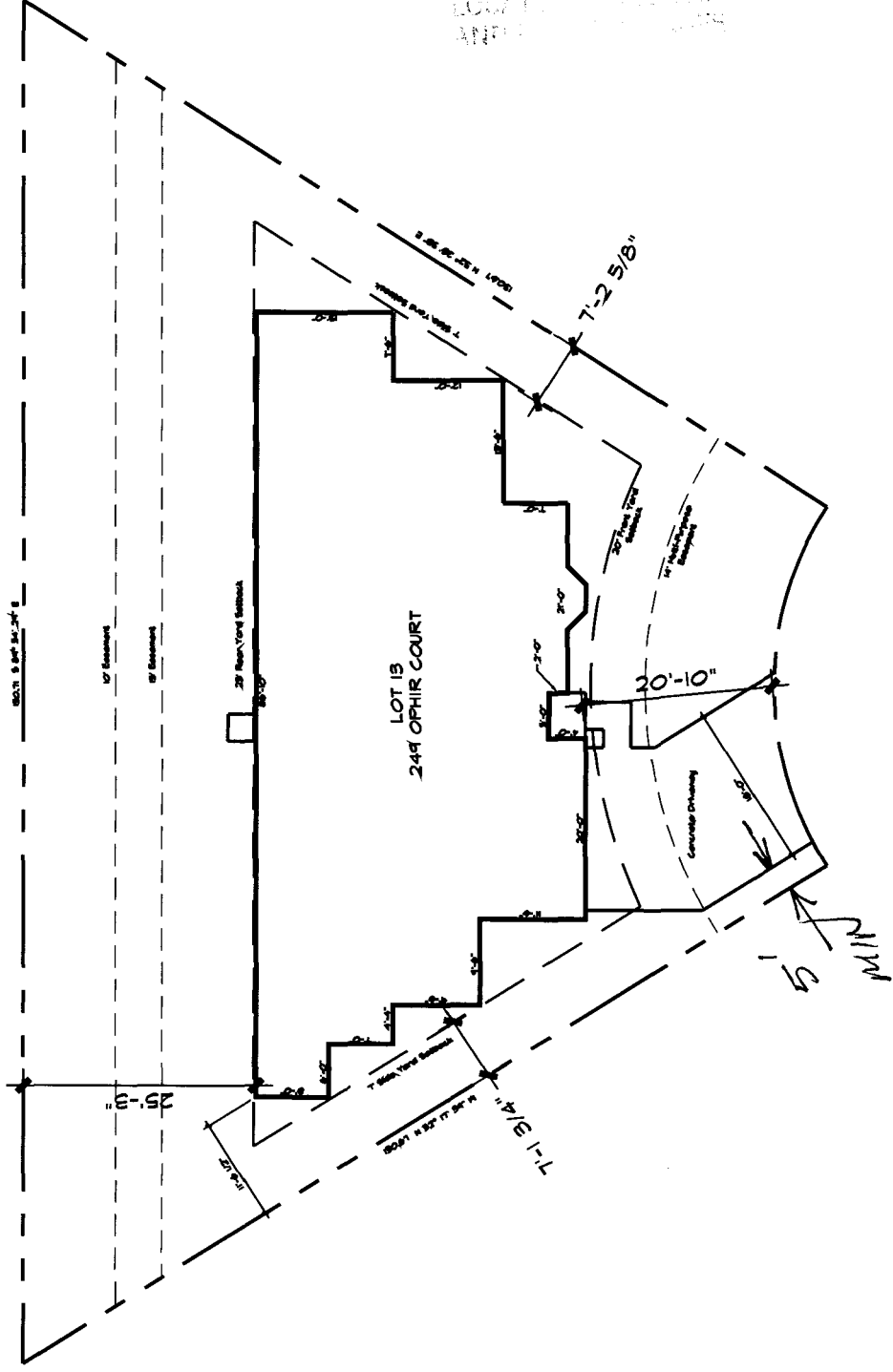
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>paid OMS</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-20-06</u>

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)

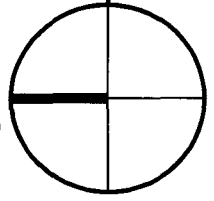
AD  
AN  
AT  
CA  
CO  
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AN

11/20/04

THIS MUST BE  
ACCOMPANIED BY  
EASEMENTS



NORTH



SITE PLAN

1" = 20'

LOT AREA 8177.8 S.F.

Price Of  
CAD

11-17-06