

|                |
|----------------|
| FEE \$ 10.00   |
| TCP \$ 1539.00 |
| SIF \$ 460.00  |

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

## Community Development Department

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

246 Vallecito Ct. (314)

Building Address ~~2824 Astia Ave~~ No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-303-74-025 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2460 - Home & Garage

Subdivision Durango Acres Sq. Ft. of Lot / Parcel 9341.4

Filing 2 Block 1 Lot 25 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3510 - Home, Garage, Patio's & Driveway

Height of Proposed Structure 19 feet

### OWNER INFORMATION:

Name Aaron S. Power

Address 233 Red Mesa Hts

City / State / Zip Grand Jct CO 81503

### DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

### APPLICANT INFORMATION:

Name Aaron S. Power

Address 233 Red Mesa Hts

City / State / Zip Grand Jct CO 81503

Telephone 970-243-7618

### \*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.**

### 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

Side 7' from PL Rear 25' from PL Parking Requirement 2

Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_

Voting District "E" Driveway Location Approval TRAD  
(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 Aaron S. Power Date 5/24/06

Department Approval Asst. Heidi Chagnon Date 5/25/06

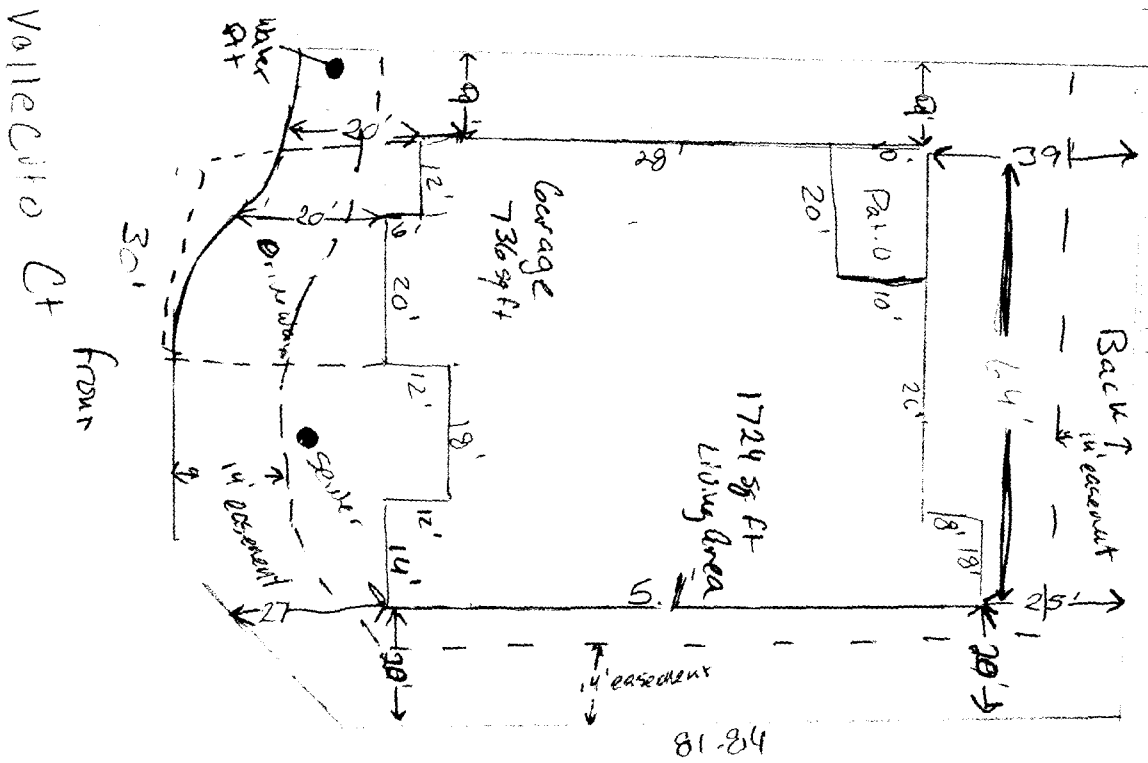
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No paid @ OMSD

Utility Accounting Kate Elberny Date 5/30/06

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)

Arlington

96-52



96-23

81-84

Lot Sq. Ft  
9341.4

Acorn Ave

Done OK  
RAD  
5-25-06

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. FOR RECORDING. THIS DEPT. SHALL BE RESPONSIBLE FOR LOCATING THE PROPERTY EASEMENTS AND PROPERTY LINES.

S.H. Ishw Anagn 9/25

Aaron Power

1994 ACORN