

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰

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

NH
 BLDG PERMIT NO. 74576



Your Bridge to a Better Community

BLDG ADDRESS 2827 Pitch Blend Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1700

TAX SCHEDULE NO. 2943-303-61-023 SQ. FT. OF EXISTING BLDGS

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1700

FILING 1 BLK 2 LOT 23

(1) OWNER Rich White NO. OF DWELLING UNITS:
 Before: After: 1 this Construction

(1) ADDRESS 3888 6⁷/₁₀ rd Palisade NO. OF BUILDINGS ON PARCEL
 Before: After: 1 this Construction

(1) TELEPHONE 464 7112 USE OF EXISTING BUILDINGS Single Family dwelling

(2) APPLICANT same DESCRIPTION OF WORK & INTENDED USE new home

(2) ADDRESS TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify)

(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-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or 45' from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions

CENSUS 13 TRAFFIC 84 ANNEX#

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 [Signature] Date 3-29-00

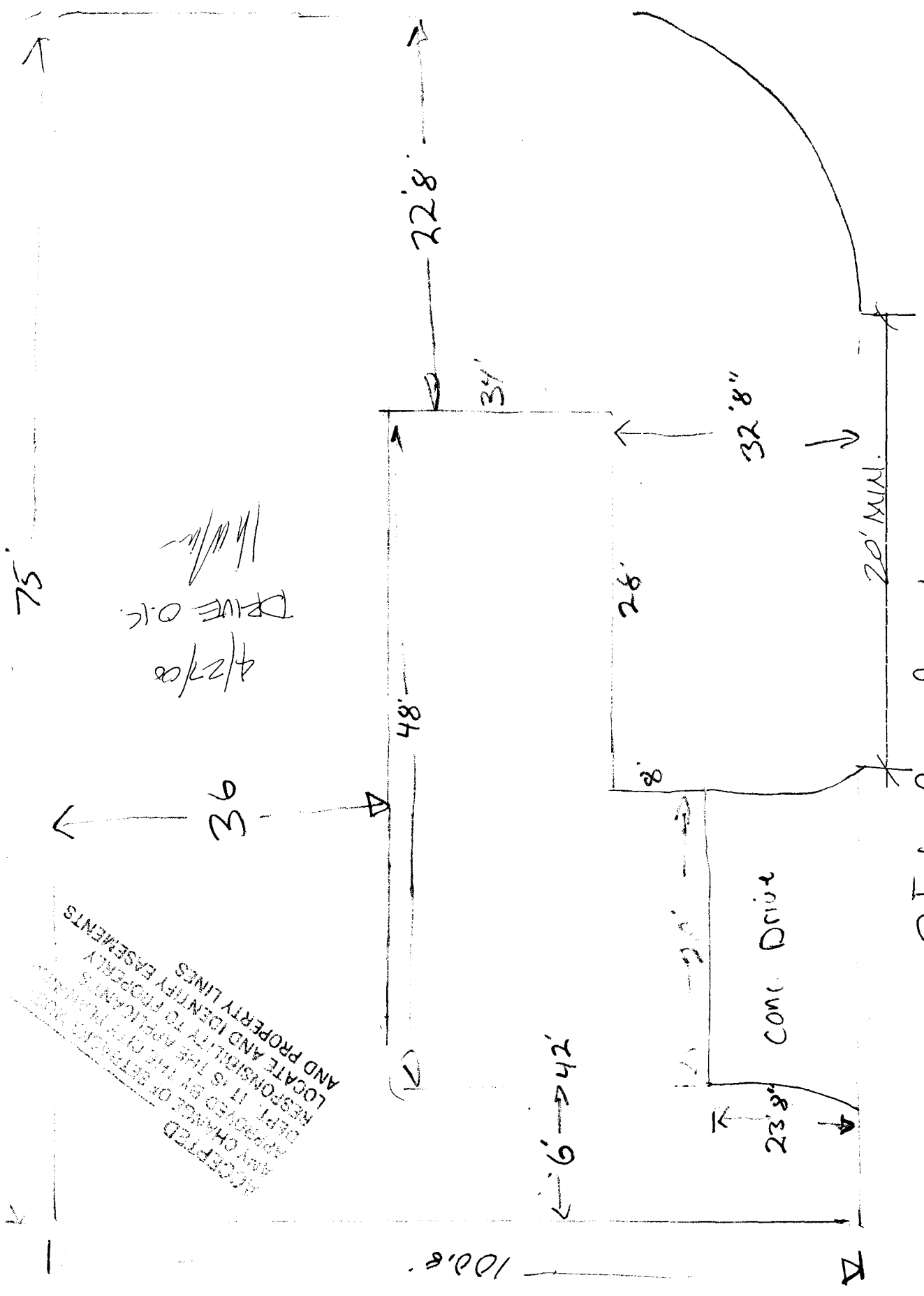
Department Approval [Signature] Date 3-30-00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>12990</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/31/00</u>

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

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

APPLING FOR



ACCEPTED OR SETBACKS
 ANY CHANGE OF SETBACKS
 APPROVED BY THE APPLICANT'S
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

Pitch Bend at