

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 74834



Your Bridge to a Better Community

BLDG ADDRESS 2830 Pitchblend Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1443
 TAX SCHEDULE NO. LA 2943-303-61-004 SQ. FT. OF EXISTING BLDGS none
 SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1443
 FILING 2 BLK 2 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Chuck Holmes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2549 Westwood Dr. USE OF EXISTING BUILDINGS Residential
 (1) TELEPHONE 245-2719 DESCRIPTION OF WORK & INTENDED USE Residence
 (2) APPLICANT Chuck Holmes TYPE OF HOME PROPOSED:
 (2) ADDRESS same Site Built Manufactured Home (UBC)
 (2) TELEPHONE same Manufactured Home (HUD)
 Other (please specify) _____

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-S Maximum coverage of lot by structures 35%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 5 from PL, Rear 25 from PL Parking Reqmt 2 SPACES
 Maximum Height 32' Special Conditions _____
 CENSUS _____ 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 Chuck Holmes Date 4-12-00
 Department Approval Bill Nehk Date 4-14-2000

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>#13020</u>
Utility Accounting <u>Rothie Varner</u>		Date	<u>4-14-00</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)

Bill Natta

ACCEPTED 4.14.2000
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.

32 FT Rear

↑
103'
↓
west

6 FT Side

13 FT Side

East

Lot 4 Block 2
ARROWHEAD ACRES II

2830 Pitchblend Court

DRIVE OK
Eros
4/13/00

Driveway

20 FT FRONT

20' →