

FEE \$	10.00
TCP \$	0
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 76789



Your Bridge to a Better Community

BLDG ADDRESS 2831 Pitch Blend Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1800
 TAX SCHEDULE NO. 2943-30361 021 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1800
 FILING 1 BLK 2 LOT 21 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Bill Grace NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3111 Ford USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 434 8339 DESCRIPTION OF WORK & INTENDED USE S.I.E.R.
 (2) APPLICANT Bill Grace TYPE OF HOME PROPOSED:
 (2) ADDRESS Same 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 RMF-5 Maximum coverage of lot by structures 60%
 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 Req'mt 2
 Maximum Height 35 Special Conditions 10' easement in rear
 CENSUS 13 TRAFFIC 84 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 Bill Grace Date 9/13/00
 Department Approval Ronnie Edwards Date 9-29-00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No <u>13421</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>9-29-00</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)

2831 Pitchblend Ct.

70'

25'6"

54'

5'8"

28'4"

6'

100.93

100.96

49'8"

10'

22'4"

20'

Driveway

ACCEPTED *Ronnie* 9/29/00
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.

N
↓

70'

Next Driveway 50'

Next Driveway 45'

Pitchblend Ct.

Done OK
Rich Davis
9-14-00