

FEE \$	10.00
TCP \$	—
SIF \$	292.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 75620



EX

Your Bridge to a Better Community

BLDG ADDRESS 2832 PITCHBLEND CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1415  
TAX SCHEDULE NO. 2943-303-61-005 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION ARROWHEAD ACRES II TOTAL SQ. FT. OF EXISTING & PROPOSED 1415  
FILING \_\_\_\_\_ BLK 2 LOT 5 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER AMBER + LOREN MARTIN NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction  
(1) ADDRESS 610 DEVIN DR USE OF EXISTING BUILDINGS N/A  
(1) TELEPHONE 434-6467 DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE  
(2) APPLICANT LOREN MARTIN TYPE OF HOME PROPOSED:  
(2) ADDRESS 610 DEVIN DR  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
(2) TELEPHONE 434-6467 \_\_\_\_\_ 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 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 \_\_\_\_\_  
Maximum Height 35 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 Loren J. Martin Date 6-16-00  
Department Approval Lori V. Brown Date 6-16-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No
Utility Accounting	<u>W. DeWalt</u>	Date	<u>6/16/00</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)

2832 Pitchblend Ct.

69.15'

Lot 5  
Block 2  
Arrowhead Acres II

ACCEPTED *L. V. Brown* 6/14/00  
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.

DRIVE OK  
SK  
6/14/00

