

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

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

BLDG PERMIT NO. 76788



Your Bridge to a Better Community

BLDG ADDRESS 2833 Pitch Bend Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1509

TAX SCHEDULE NO. 2943 303 61 020 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Arrowhead Acres TOTAL SQ. FT. OF EXISTING & PROPOSED 1509

FILING 1 BLK 2 LOT 20 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER Bill Grace HW Grace NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS Po 40477 GJ USE OF EXISTING BUILDINGS ~~SFD~~

(1) TELEPHONE 241-6646 DESCRIPTION OF WORK & INTENDED USE S.F.D

(2) APPLICANT Bill Grace TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE 986 0700

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 Connie Edwards Date 10/6/00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/P No. <u>13445</u>
Utility Accounting <u>D Overholt</u>	Date <u>10-6-00</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)