

FEE \$	10
TCP \$	0
SIF \$	292

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

BLDG PERMIT NO. 70600



Your Bridge to a Better Community

Call Wynn for

BLDG ADDRESS 2834 Pitchblend Ct SQ. FT. OF PROPOSED BLDGS/ADDITION ~~1200~~ 2200

TAX SCHEDULE NO. 2943-303-61-006 SQ. FT. OF EXISTING BLDGS 0

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

FILING 1 BLK 2 LOT 6 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER Earl Stevenson NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 2156 McKinley Ct USE OF EXISTING BUILDINGS

(1) TELEPHONE 245-2560 DESCRIPTION OF WORK & INTENDED USE Single Fam Det

(2) APPLICANT Rich White TYPE OF HOME PROPOSED:

(2) ADDRESS 3888 67th RD PAL Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE 464-7117 _____ Manufactured Home (HUD)
 Other (please specify) _____

216-9188-cell

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 _____

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 _____

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 [Signature] Date _____

Department Approval C. Jay Johnson Date 9/1/00

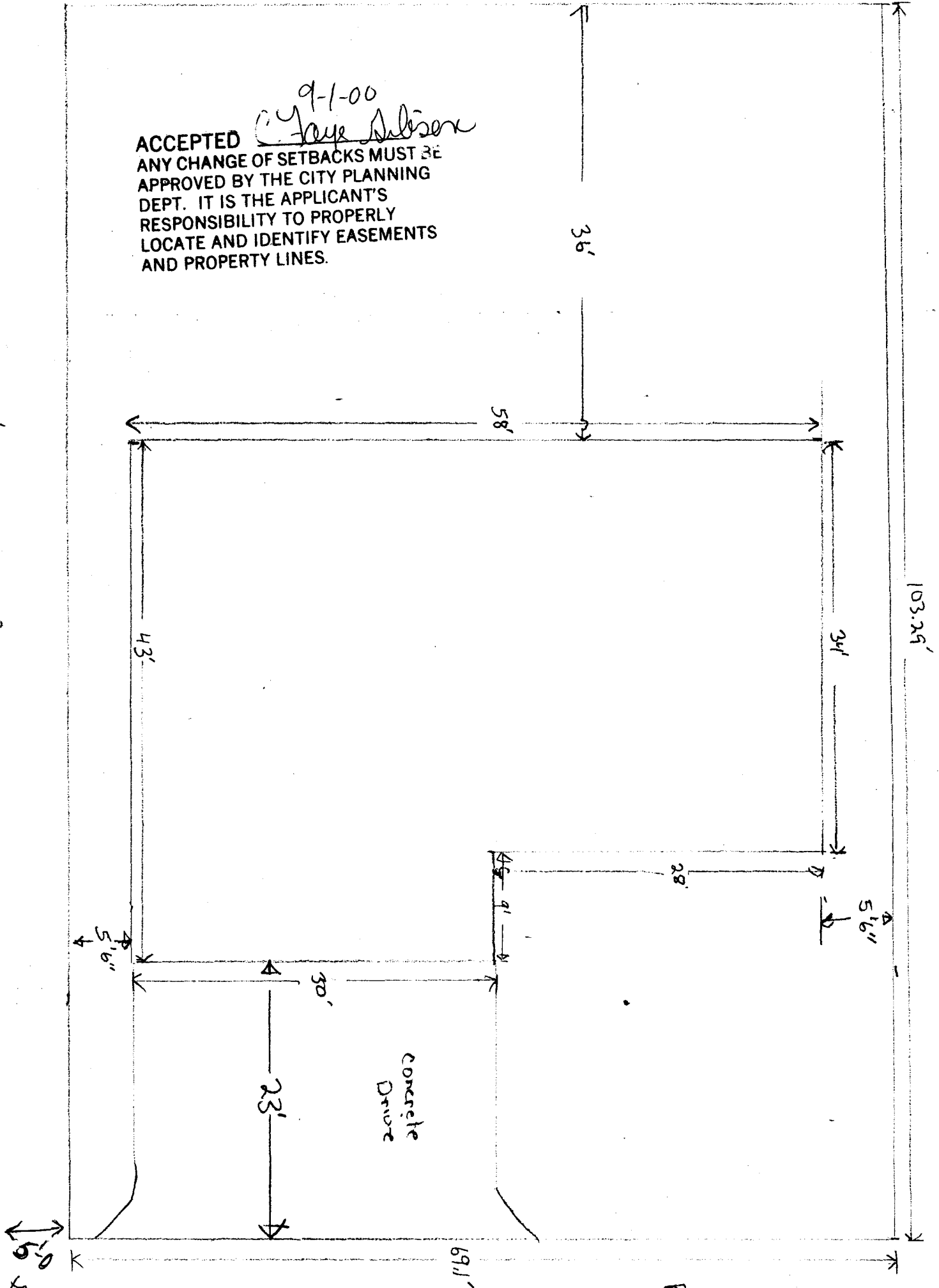
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13365</u>
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Utility Accounting <u>[Signature]</u>	Date <u>9/5/00</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

9-1-00
C. Joyce Nelson
ACCEPTED
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.



5'0"
to next
drive

DRIVE OK
EH
8/31/00
FRONT

Pitch Blend ct
↕

N
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