

FEE \$	1000
TOP \$	0
SIF \$	279.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 74834



Your Bridge to a Better Community

BLDG ADDRESS 2835 Pitch Bend Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1443

TAX SCHEDULE NO 2943-303-61-019 SQ. FT. OF EXISTING BLDGS none

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1443

FILING 2 BLK 2 LOT 19 NO. OF DWELLING UNITS:

(1) OWNER Charles Holmes LLC Before: 0 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL

(1) ADDRESS 2549 Westwood Dr. Before: 0 After: 1 this Construction

(1) TELEPHONE 245-7719 USE OF EXISTING BUILDINGS none

(2) APPLICANT Charles Holmes DESCRIPTION OF WORK & INTENDED USE: new Residential

(2) ADDRESS 2549 Westwood Dr. TYPE OF HOME PROPOSED:

(2) TELEPHONE 245-7719 Site Built Manufactured Home (UBC)
 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-5

Maximum coverage of lot by structures 35%

SETBACKS: Front 20 from property line (PL)
or from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO

Side from PL, Rear 25 from PL

Parking Req't 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 Charles Holmes

Date 5-11-00

Department Approval [Signature]

Date 5-11-00

Additional water and/or sewer tap fee(s) are required: YES NO

W/O No 3022

Utility Accounting [Signature]

Date 5-11-00

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)

Handwritten notes:
5-11-00
1443
2549
245-7719
3022
5-11-00

70'

30 FT

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

[Signature]
5/18/00

Drive OK
[Signature]
5/18/00

6ft

14' side

20 FT

2835 PITCHBLEND CT

bldg # 74834