

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	292 <sup>00</sup>

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

BLDG PERMIT NO. 76787



Your Bridge to a Better Community

BLDG ADDRESS 2837 Pitch Bend SQ. FT. OF PROPOSED BLDGS/ADDITION 1415  
TAX SCHEDULE NO. 294330361017 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION Arrowhead Acres #4 TOTAL SQ. FT. OF EXISTING & PROPOSED 1415  
FILING 1 BLK 2 LOT 17 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER H W Grace NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction  
(1) ADDRESS 40477 GT USE OF EXISTING BUILDINGS 0  
(1) TELEPHONE 241 8644 DESCRIPTION OF WORK & INTENDED USE SFD  
(2) APPLICANT Bill Grace TYPE OF HOME PROPOSED:  
(2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
(2) TELEPHONE 986 0700 \_\_\_\_\_ 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 \_\_\_\_\_  
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 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).

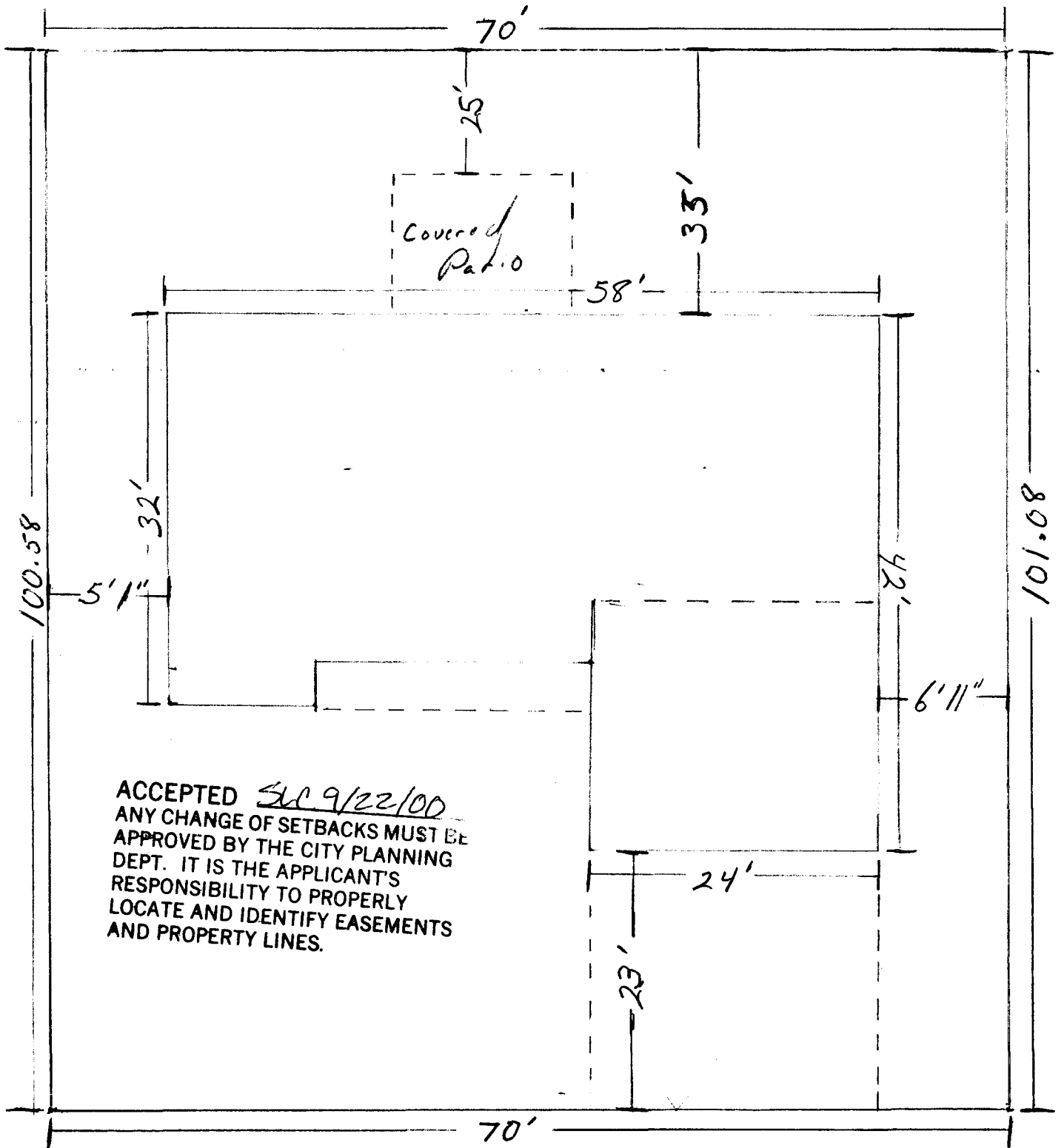
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Bill Grace Date 9/13/00  
Department Approval Santa J. Castello Date 9/22/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13409</u>
Utility Accounting	<u>Overholt</u>	Date	<u>9/22/00</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)

# 2837 Pitchblend Ct.



ACCEPTED S/C 9/22/00  
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.

← Next Driveway 39' +  
Pitchblend Ct.

Next Driveway 15' + →

Done OK  
Tech Davis  
9-14-00