

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 77899



Your Bridge to a Better Community

BLDG ADDRESS 2838 Pike Blvd Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1247

TAX SCHEDULE NO. 2943-303-61-010 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1247

FILING 1 BLK 2 LOT 10 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER H.W. Grace Builders Inc. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 40477 USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 986-0700 DESCRIPTION OF WORK & INTENDED USE New Single Family Dwelling

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

(2) ADDRESS P.O. Box 40477

(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 X 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 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).

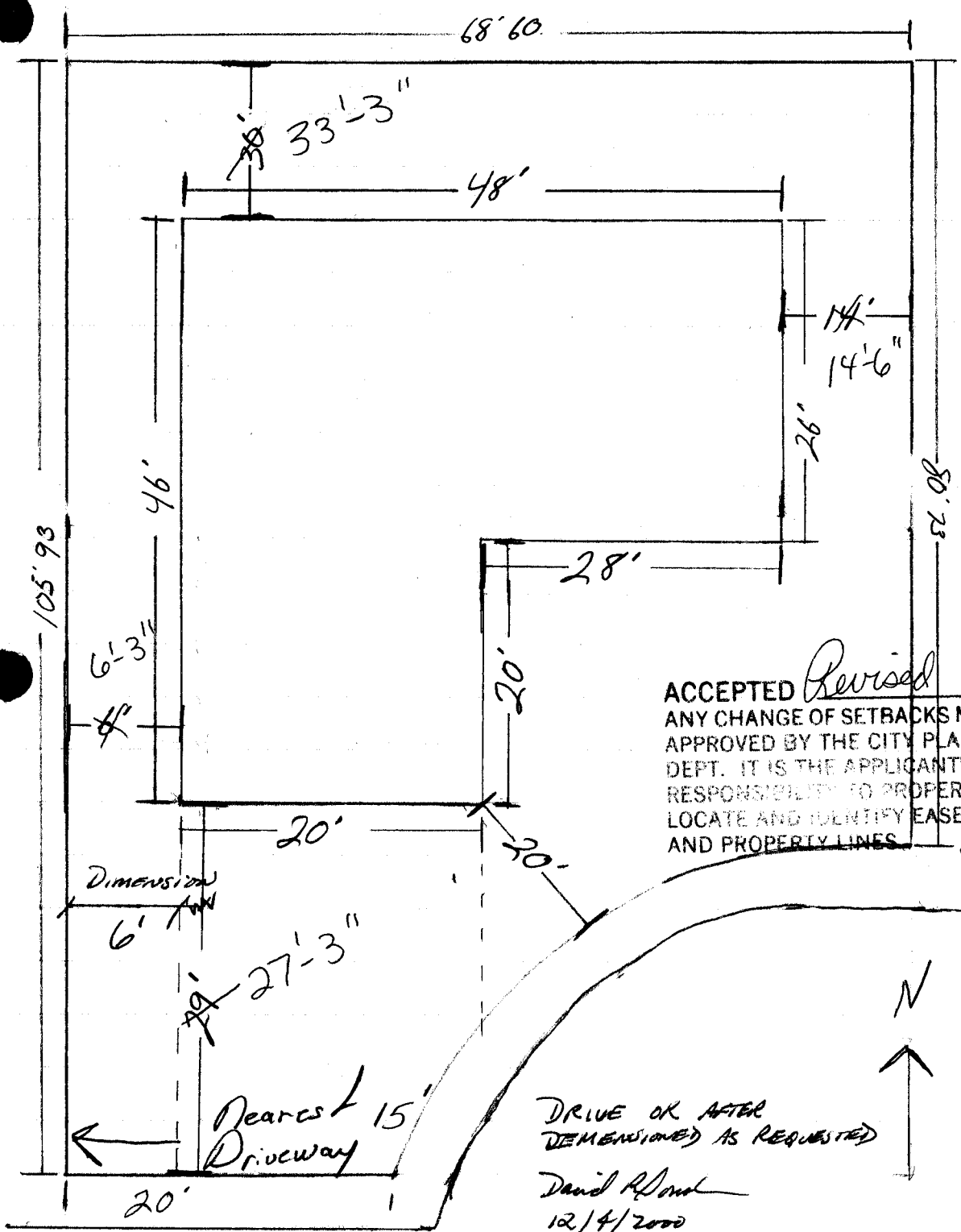
Applicant Signature [Signature] Date 12-1-00

Department Approval [Signature] Date 12/20/00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O NO <u>13603</u>
Utility Accounting <u>[Signature]</u>	Date <u>12-20-00</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)



ACCEPTED *Revised 1/4/00*
 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. *Conner*

DRIVE OK AFTER DIMENSIONED AS REQUESTED

David R. Dond
 12/4/2000
 Enclosed

YKA 12/20/00

Pitch Blend Ct.

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.

RECEIVED

DEC 19 2000

COMMUNITY DEVELOPMENT DEPT.