

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 75441



*EX*

Your Bridge to a Better Community

BLDG ADDRESS 2839 PITCH BLEND CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1415

TAX SCHEDULE NO. 2943 303 61 015 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1915

FILING 2 BLK 2 LOT 15 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER William + Rose Burkirk NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 706 IVANHOE WAY USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 242-3518 DESCRIPTION OF WORK & INTENDED USE Home

(2) APPLICANT Ottis Roswell TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 515 1/2 SARA LN

(2) TELEPHONE 523-1121

**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 6090

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 86 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).

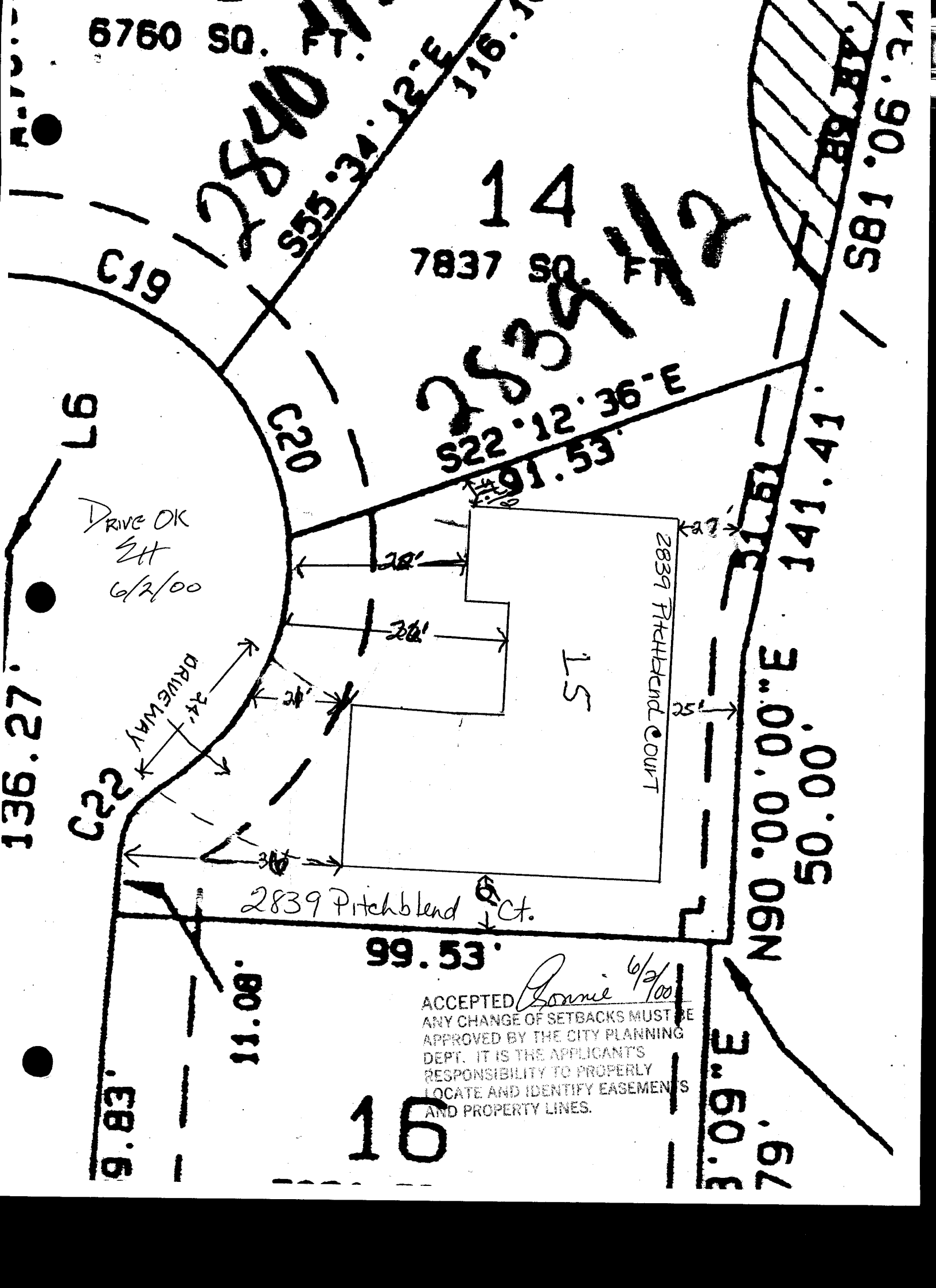
Applicant Signature Ottis Roswell Date 6-1-00

Department Approval Ronnie Edwards Date 6-2-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>13140</u>
Utility Accounting <u>Dabi Overholt</u>	Date <u>6/2/00</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)



6760 SQ. FT.

2840

14  
7837 SQ. FT.  
2839 1/2

S22°12'36" E  
91.53'

S81°06'34"

C19

C20

97

DRIVE OK  
SH  
6/2/00

DRIVEWAY  
34'

2839 PITCHBLEND COURT

15

136.27'

C22

2839 Pitchblend Ct.

99.53'

N90°00'00" E  
50.00'

141.41'

ACCEPTED *Ronnie* 6/2/00  
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.

16

9.83'

11.08'

3°09" E

79'