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|--------|------------------|
| FEE-\$ | 10 ¹ |
| TCP \$ | 0 |
| SIF \$ | 292 ¹ |

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

BLDG PERMIT NO. 76258



Your Bridge to a Better Community

BLDG ADDRESS 2828 1/2 Pitchblende Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1963

TAX SCHEDULE NO. 2943-303-61-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1963

FILING 1 ~~BLK~~ BLK 2 LOT 3 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 P O Box 40477 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 523-7000 DESCRIPTION OF WORK & INTENDED USE new home

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

(2) ADDRESS 481 Fruitwood

(2) TELEPHONE 523 0485

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 5' easement in rear

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 8/6/00

Department Approval [Signature] Date 8/18/00

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/P No. <u>13335</u> |
| Utility Accounting | <u>[Signature]</u> | Date | <u>8-18-00</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)

2828 1/2 Pitchblend Ct.

N ↑

69'

↑ 38' ↓

46'

8-18-00
ACCEPTED C. Jay Gibson
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.

8'6" →

6' 46'

8'6" →

103'

garage

DRIVE OK
EH
8/9/00

↑ 33'

↑ 25'

next drive is 19'6" →

Pitchblend Court

2828 1/2 Ritchblend Ct.

N ↑

Revised 8-22-00 69'

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Ritchblend Court

→