

FEE \$	10-
TCP \$	0
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 76259



Your Bridge to a Better Community

BLDG ADDRESS 2830 Pitchblend Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1970
 TAX SCHEDULE NO. 2943-303-61-004 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1970
 FILING 1 BLK 2 LOT 34 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER HW Grace
 (1) ADDRESS PO Box 40477
 (1) TELEPHONE 523 7000 USE OF EXISTING BUILDINGS N/A
 (2) APPLICANT Marcus Costopoulos DESCRIPTION OF WORK & INTENDED USE new home
 (2) ADDRESS 481 Fruitwood Dr. TYPE OF HOME PROPOSED:
 (2) TELEPHONE 523 0485 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 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 8/16/00
 Department Approval [Signature] Date 8/28/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13350</u>
Utility Accountir.g	<u>[Signature]</u>	Date	<u>8/28/00</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)

2830 Pitchblend Court

N ↑

69'

28' →
←

50'

8' →

30'

11' →

50'

103'

garage

DRIVE OK
EH
8/9/00

ACCEPTED S/C 8/28/00
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.

25' →

11'

← next
drive is
19'-6"

Pitchblend Court