

FEE \$	10.00
TCP \$	
SIF \$	292.00

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

BLDG PERMIT NO. 78097



Your Bridge to a Better Community

BLDG ADDRESS 2836 1/2 Pitch Blend CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1892
 TAX SCHEDULE NO. 2943-303-61-009 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION Arrowhead Actes TOTAL SQ. FT. OF EXISTING & PROPOSED 1892
 FILING 2 BLK 2[#] LOT L079 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Damon L. Lane NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2485 HWY 63 COL 81505 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 241-9569 or 260-9900 DESCRIPTION OF WORK & INTENDED USE New Construction
 (2) APPLICANT Damon L. Lane TYPE OF HOME PROPOSED:
 (2) ADDRESS 2485 HWY Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE 241-9569 - 2609900 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 60%
 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 _____
 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 Damon L. Lane Date Dec 15, 2000
 Department Approval Mike Reagan Date 12/18/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>PC w/o 13594</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>12/18/00</u>		

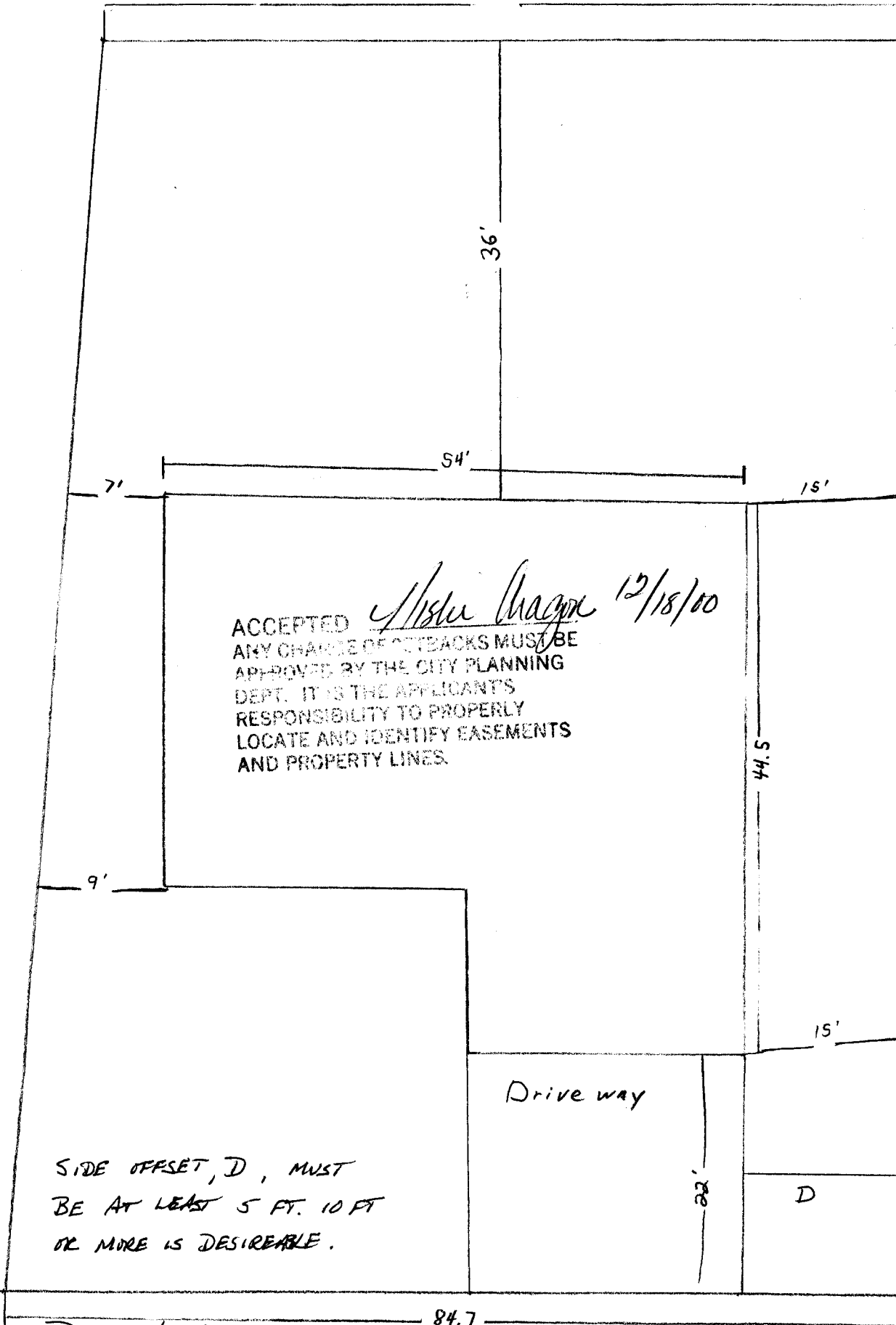
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

OPPortunity Homes INC.
Damon L. Lane

Lot 9*

64.7



ACCEPTED *Mark Chappin 12/18/00*
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.

Drive way

SIDE OFFSET, D, MUST
BE AT LEAST 5 FT. 10 FT
OR MORE IS DESIREABLE.

D

DRIVE OK, AS COMMENTED
David Dondan
12/18/2000

LOT FRONTAGE IS 64.7 FT, NOT 84.7 FT