

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 78479



Your Bridge to a Better Community

BLDG ADDRESS 235 Arlington dr

SQ. FT. OF PROPOSED BLDGS/ADDITION 1558
~~1553~~ GARAGE 552

TAX SCHEDULE NO. 2943-303-66-004

SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Arrowhead Acres II

TOTAL SQ. FT. OF EXISTING & PROPOSED 1558
~~1553~~ GARAGE 552

FILING 2 BLK 5 LOT 3

NO. OF DWELLING UNITS:

(1) OWNER H.W. GRACE Building & Devel.

Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 40477 G.S 81504

NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 970-986-0700

Before: 0 After: 1 this Construction

(2) APPLICANT H.W. GRACE

USE OF EXISTING BUILDINGS -

(2) ADDRESS P.O. BOX 40477

DESCRIPTION OF WORK & INTENDED USE New Ranch style home

(2) TELEPHONE 986-0700

TYPE OF HOME PROPOSED:

- 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 100%

SETBACKS: Front 20' from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 5' from PL, Rear 25' from PL

Parking Req'mt 2

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 Brenda Vill

Date Jan 25th 2001

Department Approval Ronnie Edwards

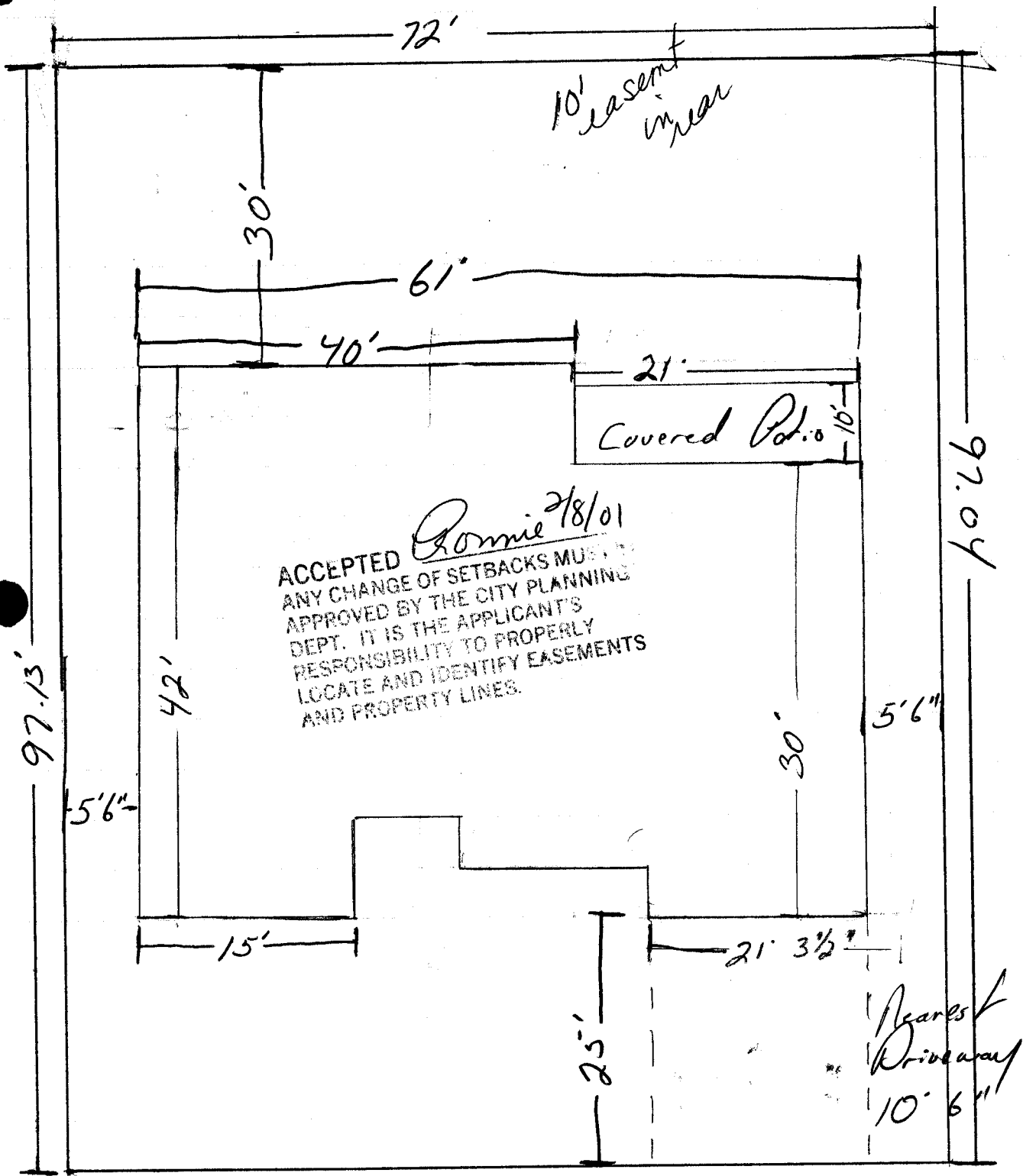
Date 2/8/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13706</u>
Utility Accounting <u>ktf</u>		Date <u>2/8/01</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)

235 Arlington Dr.
Lot 3 Block 5



ACCEPTED *Ronnie 2/8/01*
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 OK
OK
2/6/01 front

