

FEE \$	70.80
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 80213



Your Bridge to a Better Community

BLDG ADDRESS 243 ARLINGTON DRIVE SQ. FT. OF PROPOSED BLDGS/ADDITION 1362 A
 TAX SCHEDULE NO. 2943-303-60-002 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION ARROWHEAD SUB. TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 1 BLK 1 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction PAID JUN 13 2001
 (1) OWNER DON MITCHELL JR. NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction? _____
 (1) ADDRESS _____ USE OF EXISTING BUILDINGS TB
 (1) TELEPHONE 970 523 8906 DESCRIPTION OF WORK & INTENDED USE New Residence
 (2) APPLICANT TASS CONST. INC. (Tass Crow) TYPE OF HOME PROPOSED:
 (2) ADDRESS 638 OXBOW CT CO 81504 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970 242-4605 _____ 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 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 Tass Crow Date _____
 Department Approval C. Jay Nelson Date 6/13/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>Per at OMSD</u>
Utility Accounting <u>T. Bensley</u>	Date <u>6/13/01</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)

23.12

Donnie & Tera Mitchell
243 ARLINGTON DRIVE
2943-303-60-002

55'5"

MAIN RESIDENCE
1362 sq ft

46'

55'

GARAGE

5'5"

ACCEPTED *4/13/01*
Clare 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.

WATER

SEWER

18'

20'

18'

GAS

(p. 2)

ARLINGTON DRIVE

DRIVE OK
DMP
6/7/01