

FEE \$	10.00
TCP \$	
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 78591



Your Bridge to a Better Community

BLDG ADDRESS 2826 B.Y Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 1624 SF
 TAX SCHEDULE NO 2943-303-63-002 SQ. FT. OF EXISTING BLDGS Garage 455 SF
 SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 0

FILING 2 BLK 2 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER H.W. Grace Builders NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS P.O. Box 40477 G5 81504 USE OF EXISTING BUILDINGS 0

(1) TELEPHONE (970) 986-0487 DESCRIPTION OF WORK & INTENDED USE New Ranchstyle
 (2) APPLICANT H.W. Grace Builders TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 40477 G5 Co 81504 Site Built Manufactured Home (UBC)
 (2) TELEPHONE (970) 986-0487 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 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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 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).

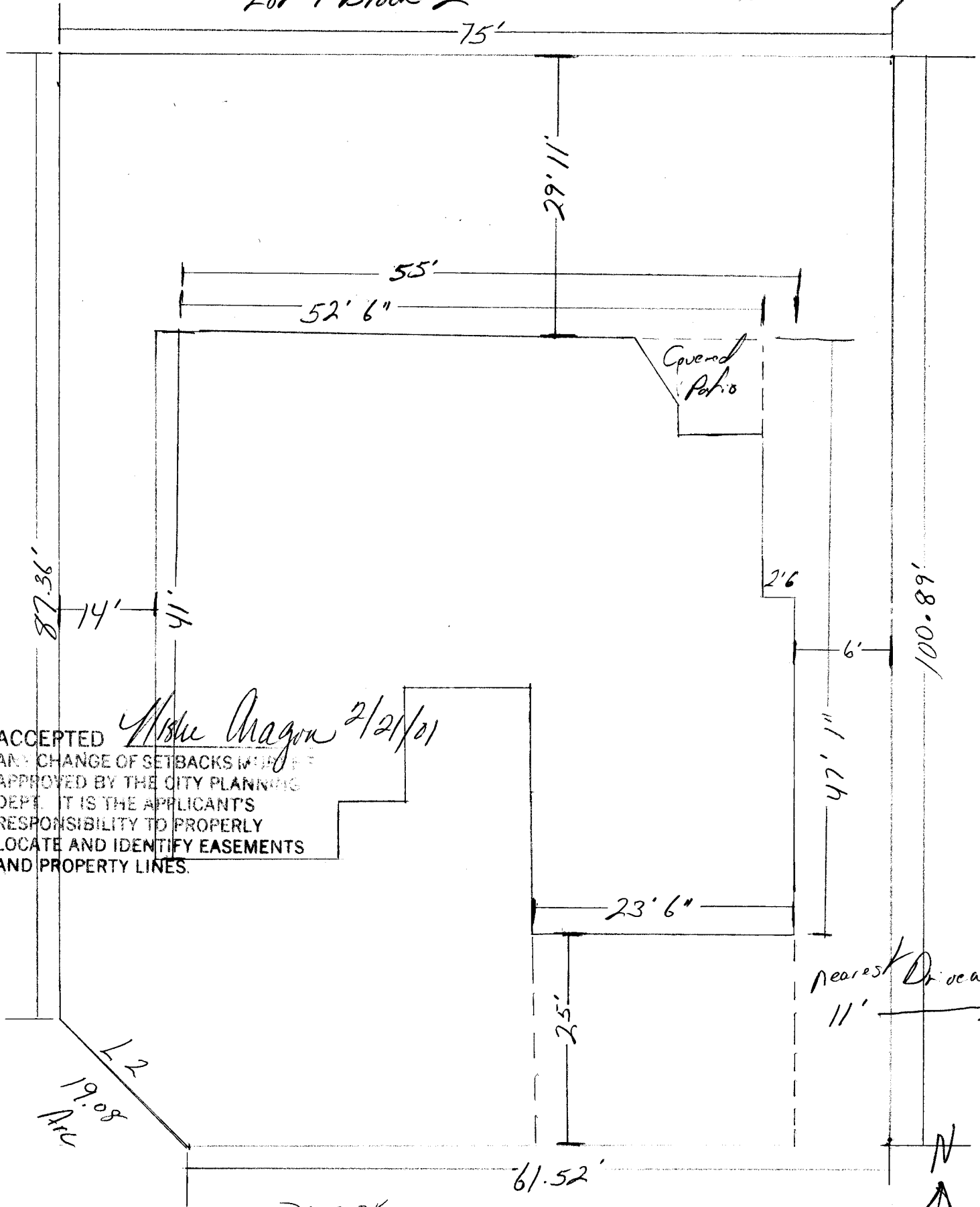
Applicant Signature Rick Michael Date 2-5-01
 Department Approval Yoshu Hagon Date 2/21/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13742</u>
Utility Accounting	<u>KHelt</u>	Date	<u>2/21/01</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)

2826 B.4 Rd.
Lot 1 Block 2

1674 SF
455 SF Garage



ACCEPTED
AND CHANGE OF SETBACKS W/ P.P.F.
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Wesley Aragon 2/21/01

L2
19.08
Area

DRIVE OK
OK
2/6/01

Nearest Driveway
11' →

