

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

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

BLDG PERMIT NO. 81028



Your Bridge to a Better Community

BLDG ADDRESS 2840 B⁴/10 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1415

TAX SCHEDULE NO. 2943-303-63-009 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION ARROWHEAD ACRES TOTAL SQ. FT. OF EXISTING & PROPOSED 1415

FILING 2 BLK 2 LOT 8

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER ALM CONST, INC

(1) ADDRESS 610 DEVIN DR

(1) TELEPHONE 434-6467

USE OF EXISTING BUILDINGS N/A

(2) APPLICANT LOREN J. MARTIN

DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY

(2) ADDRESS 610 DEVIN DR

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 434-6467

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 3590

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 32' 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 Loren J. Martin Date 10-2-01

Department Approval Chap Gibson Date 10/12/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>pd to owner</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10-12-01</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)

IRR. EASEMENT

69.79'

32.71'

99.71'

ACCEPTED
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

10/12/01
C. Faye Gibson

91.05'

5'6"

6.29'

35'

DRIVE ON
DRL
10/3/01

4'

24'

97.33'

22.62'

MULTI PURPOSE
EASEMENT

24' DRIVEWAY

33.24'

C 1 1

B 4/10 ROAD

36.63'