

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 80387



Your Bridge to a Better Community

BLDG ADDRESS 2834 Marenick Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1550
 TAX SCHEDULE NO. 2943-303-64-013 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1550
 FILING 2 BLK 3 LOT 12 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction DATE JUN 22 2001
 (1) OWNER Monica + John Million NO. OF BUILDINGS ON PARCEL 1
 Before: 0 After: 1 this Construction 2001
 (1) ADDRESS 200 Eagle Trail Ct USE OF EXISTING BUILDINGS TB
 (1) TELEPHONE 970-242-4877 DESCRIPTION OF WORK & INTENDED USE Single family residence
 (2) APPLICANT Monica Million TYPE OF HOME PROPOSED:
 (2) ADDRESS 200 Eagle Trail Ct Site Built Manufactured Home (UBC)
 (2) TELEPHONE 970-242-4877 Whitewater 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 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 5' easement in rear yard
 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 Monica Million Date 6/20/01
 Department Approval Ronnie Edwards Date 6/22/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14059</u>
Utility Accounting	<u>Cl Beasley</u>	Date	<u>6/22/01</u>

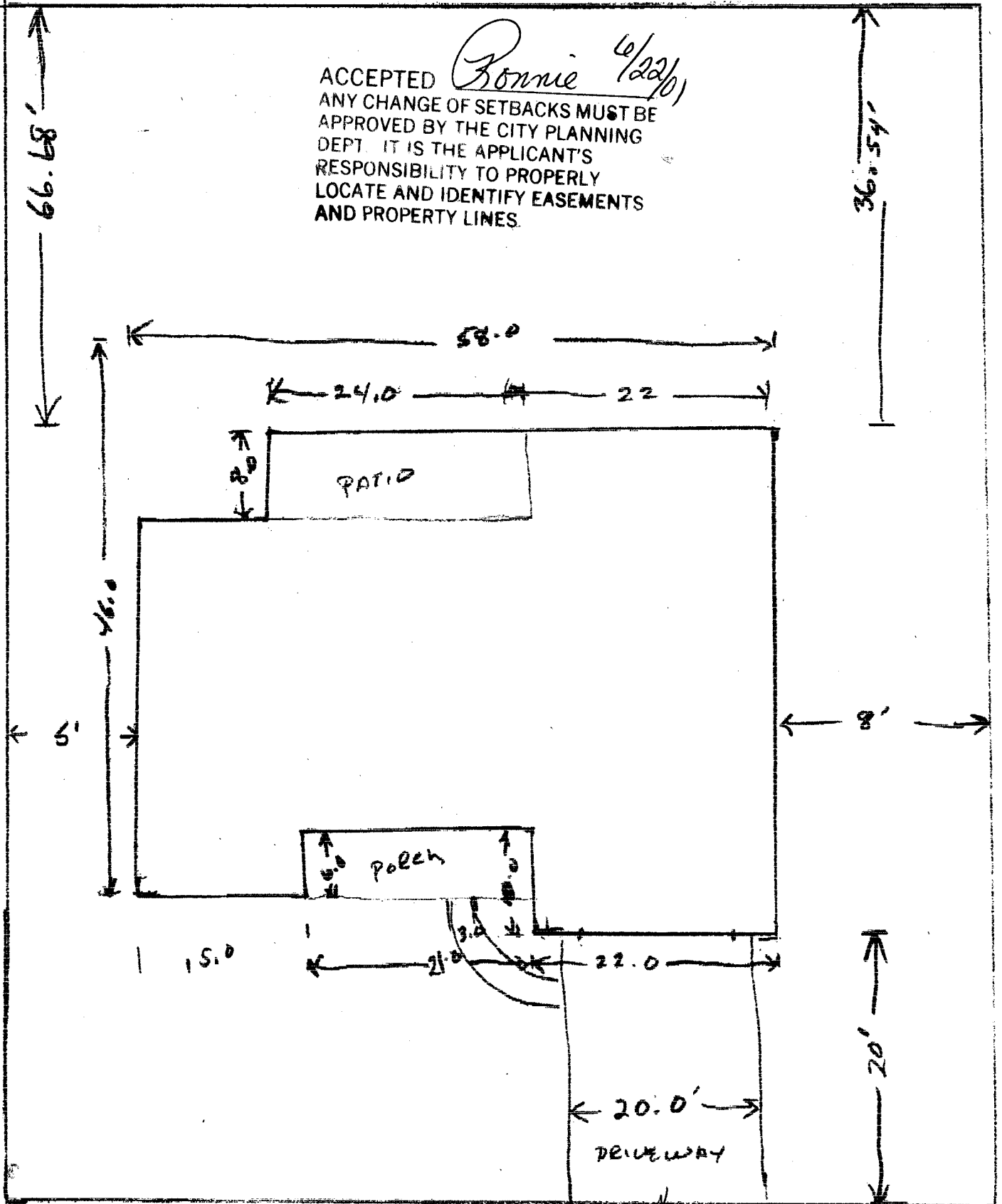
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

71.0

ACCEPTED *Ronnie* 6/22/01
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.

104.88



102.84'

70.0

DRIVEWAY
DATE 6/22/01