

FEE \$	10.00
TCR \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 79771



Your Bridge to a Better Community

BLDG ADDRESS 2836 Pitch Blend<sup>CT</sup> SQ. FT. OF PROPOSED BLDGS/ADDITION 1869

TAX SCHEDULE NO. 2943-303-61-08 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Arrowhead TOTAL SQ. FT. OF EXISTING & PROPOSED 1869

FILING 2 BLK 2 LOT 8 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Damon L. Lane NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2485 H<sup>Rd</sup> GJ COL 81501 USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 241-9569 or 260-9900 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT Damon L. Lane TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 2485 H<sup>Rd</sup> GJ COL 81501

(2) TELEPHONE 241-9569 or 260-9900

**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 2

Maximum Height 35' 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 Damon L. Lane Date May 7, 2001

Department Approval Y. Ashe Dragon Date 5/9/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>paid at OMSD</u>
Utility Accounting <u>Bettie Kanavel</u>	Date <u>5/9/01</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)

← 70.5 →

ACCEPTED *Asli Magan 5/9/01*  
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.

↑ 25' ↓

2836 Pitch Blend CT

New Home

← 9' →  
← 103 →

← 9' →

36.5 →

New Garage

68.0

DRIVE OR  
ORP  
5/9/01

New  
DRIVEWAY  
~~21x25~~  
21x25

↑ 24' ↓

← 9' →

← 50.27 →

Pitch Blend Court

ACCEPTED  
 8-23-00  
 [Signature]  
 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.

