

FEE \$	10.00
TCP \$	
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. AAA



Your Bridge to a Better Community

OMSD - ute

BLDG ADDRESS 2837 PITCH BLVD SQ. FT. OF PROPOSED BLDGS/ADDITION 120

TAX SCHEDULE NO. 2945-303-61-07 SQ. FT. OF EXISTING BLDGS 1400

SUBDIVISION ARROWHEAD ACRES TOTAL SQ. FT. OF EXISTING & PROPOSED 1520

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS: \_\_\_\_\_

(1) OWNER ROBT Walliser Before: 1 After: 1 this Construction

(1) ADDRESS 2837 PITCH BLVD NO. OF BUILDINGS ON PARCEL \_\_\_\_\_

(1) TELEPHONE 245 0589 Before: 1 After: 2 this Construction

(2) APPLICANT SAME USE OF EXISTING BUILDINGS STORAGE & RES

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE STORAGE SHED

(2) TELEPHONE \_\_\_\_\_ TYPE OF HOME PROPOSED: \_\_\_\_\_

\_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)

\_\_\_\_\_ Manufactured Home (HUD)

\_\_\_\_\_ Other (please specify) STORAGE SHED

**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 35

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 \_\_\_\_\_

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 13 TRAFFIC 81 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 Robert Walliser Date 11-2-01

Department Approval Pat Bushman Date 11-02-01

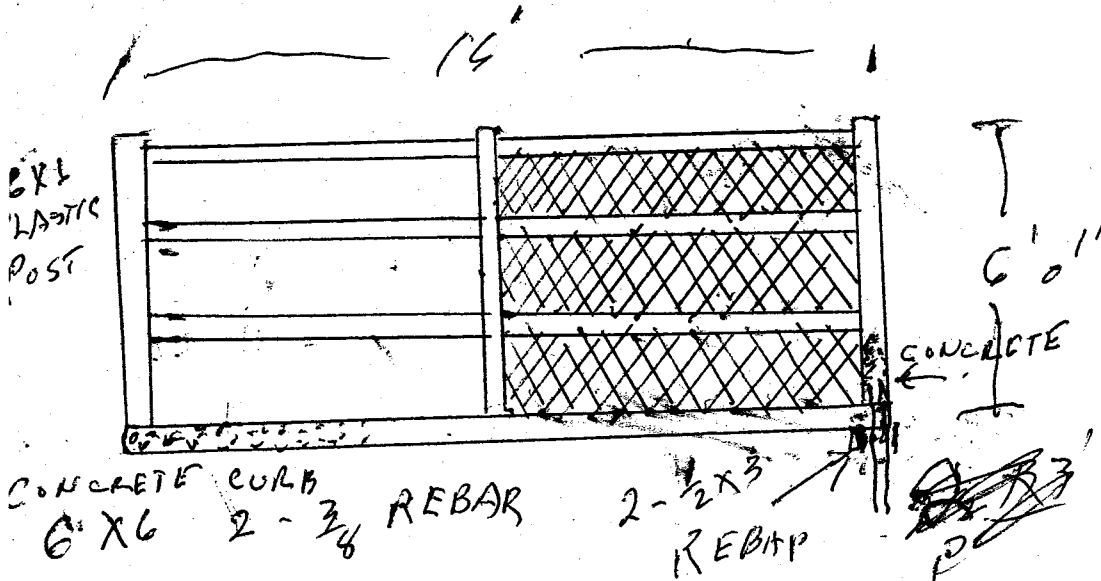
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Adhered to</u>	Date	<u>11-2-01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

PLASTIC FENCE  
WITH PRIVATE  
PLASTIC PANELS

244-1430



ACCEPTED *Pet Budiman*  
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 11-02-01

ROBT WALLISER  
2837 PITCH BLEND CT  
245 - 6589

