

FEE \$ 10 ⁻
TCP \$ 0
SIF \$ 292 ⁻

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 79077



Your Bridge to a Better Community

BLDG ADDRESS 2834 1/2 Pithland Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1248 House
 TAX SCHEDULE NO 2943-303-61-007 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1248 House
 FILING 1 BLK 2 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER H.W. Grace Builders, Inc. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS P.O. Box 40477 (81504) USE OF EXISTING BUILDINGS 0
 (1) TELEPHONE (970) 986-0700 DESCRIPTION OF WORK & INTENDED USE Ranch Style House
 (2) APPLICANT H.W. Grace Builders, Inc. TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 40477 (81504) Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____
 (2) TELEPHONE (970) 986-0700

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 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 Mink Date 3-16-01
 Department Approval Donna Edwards Date 3-21-01

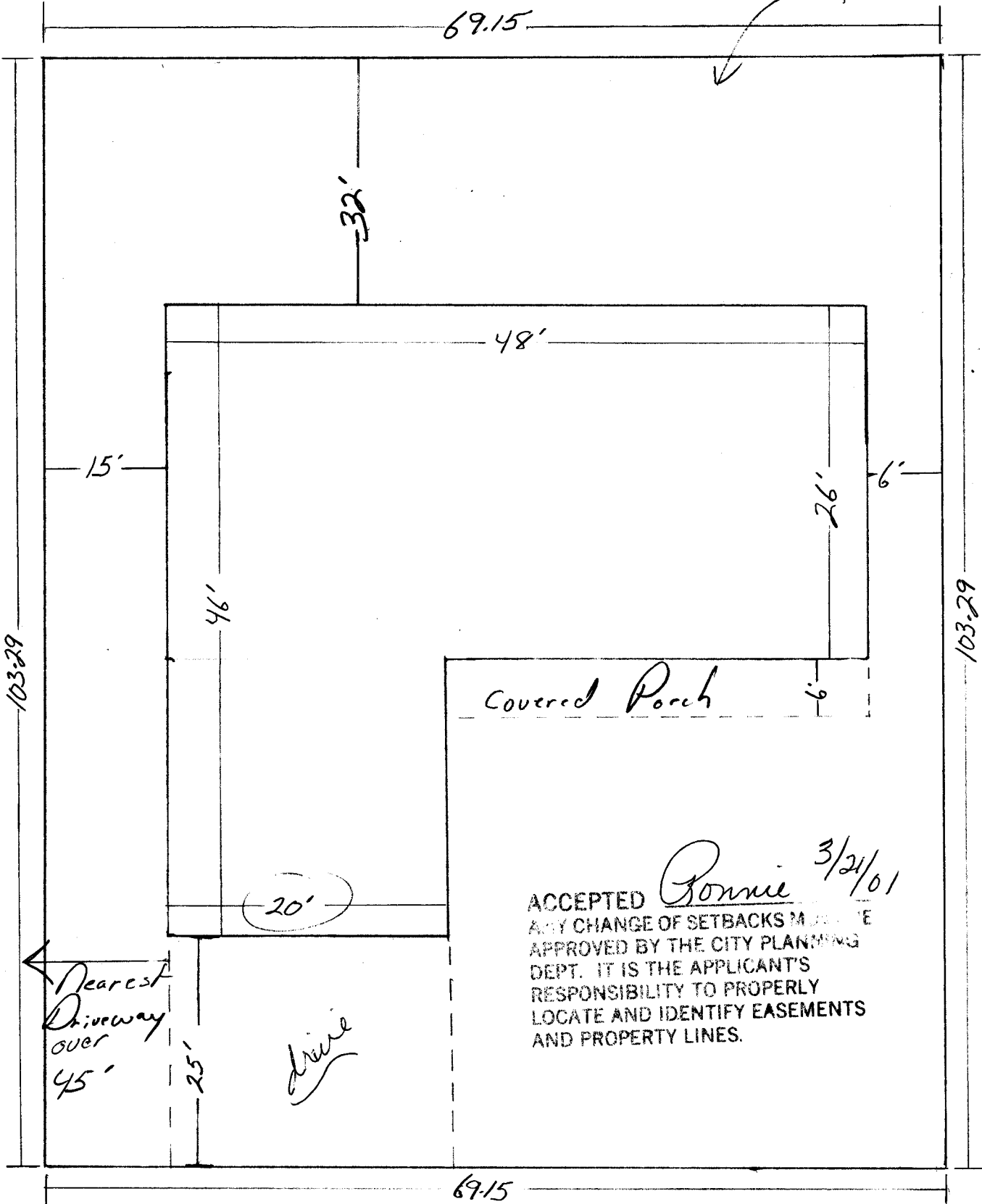
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13828</u>
Utility Accounting	<u>Walt</u>	Date	<u>3/21/01</u>

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)

2834 1/2 Pitchblend Ct.
Filing 1 Lot 7 Blk 2

5' irri.
easement
this side



ACCEPTED Ronnie 3/21/01
 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.

Pitchblend Ct.

DRIVE OK
DML
3/19/01

