

FEE \$	10.00
TCP \$	
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 78469



Your Bridge to a Better Community

BLDG ADDRESS 2835 1/2 ~~2835~~ Pitchblend Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1437
GARAGE 455

TAX SCHEDULE NO. 2943-303-61-018 SQ. FT. OF EXISTING BLDGS 6

SUBDIVISION Arrowhead ACRES TOTAL SQ. FT. OF EXISTING & PROPOSED 1437
GARAGE 455

FILING 1 BLK 2 LOT 18 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

(1) OWNER H.W. GRACE Building & devel. NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) ADDRESS P.O. Box 40477 G.S. 81504 USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970-986-0700 DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT H.W. GRACE Building TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS P.O. Box 40477

(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 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 Brenda Vick Date Jun 25th 2001

Department Approval Ronnie Edwards Date 2/8/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13705</u>
Utility Accounting <u>KHalt</u>		Date <u>2/8/01</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)

Ronnie 2/8/01

Pitchblond Ct.

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.

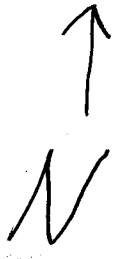
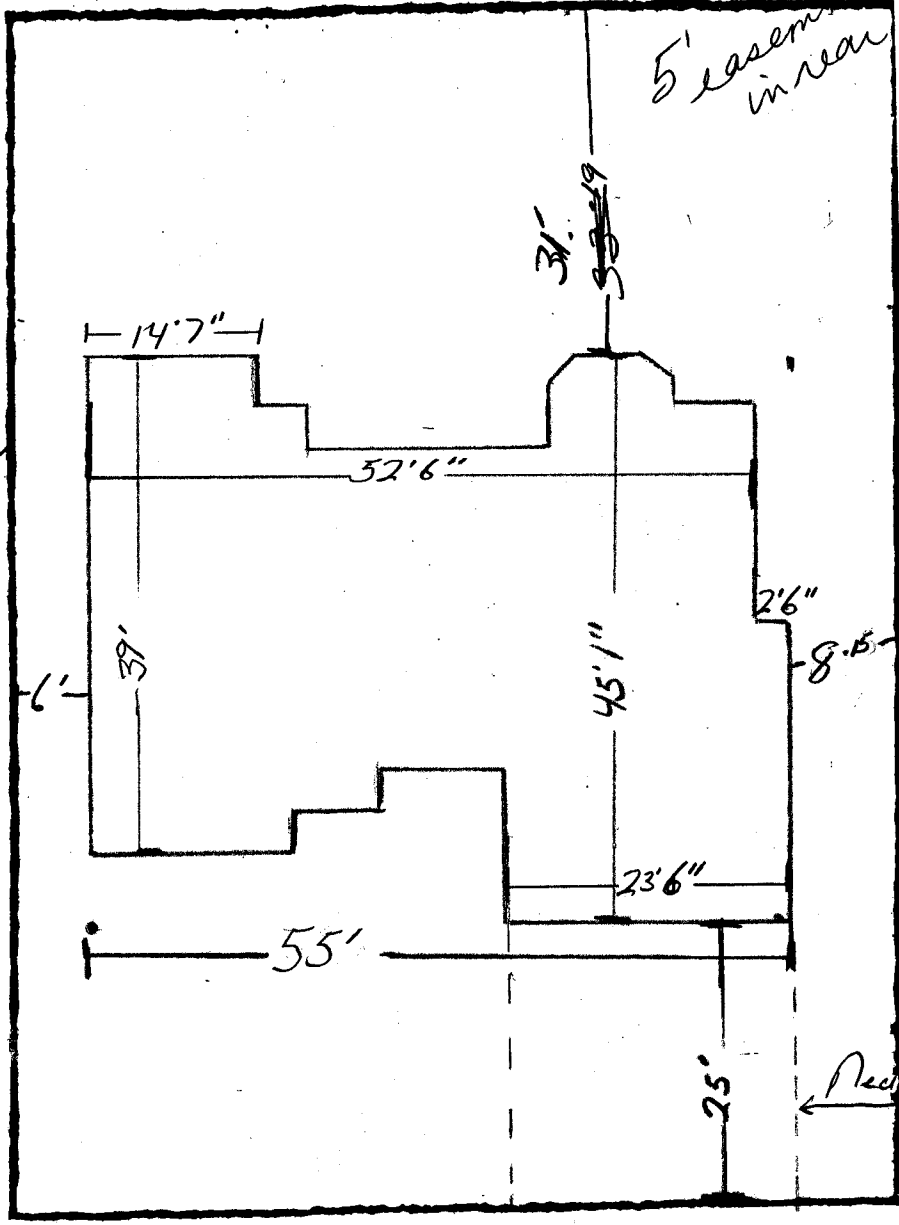
~~2836~~
2835 1/2

69.15'

5' easement
in rear

101.08
~~103.29~~

101.04
~~103.29~~



69.15

DRIVE OK
DAP
1/26/01

front

61'