

FEE \$	10.00
TCP \$	
SIF \$	292.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 78714



Your Bridge to a Better Community

BLDG ADDRESS 2837 1/2 Pithbluff SQ. FT. OF PROPOSED BLDGS/ADDITION House 1556 Garage 482

TAX SCHEDULE NO. 2943-303-61-016 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED House 1556 Garage 482

FILING 1 BLK 2 LOT 16 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER H.W. Grace Builders & Dev 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 New Ranch Style

(2) APPLICANT H.W. Grace Builders & Dev TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS P.O. Box 40477 (81504)

(2) TELEPHONE (970) 986-0487

**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 RAF-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 \_\_\_\_\_

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 [Signature] Date 2-20-01

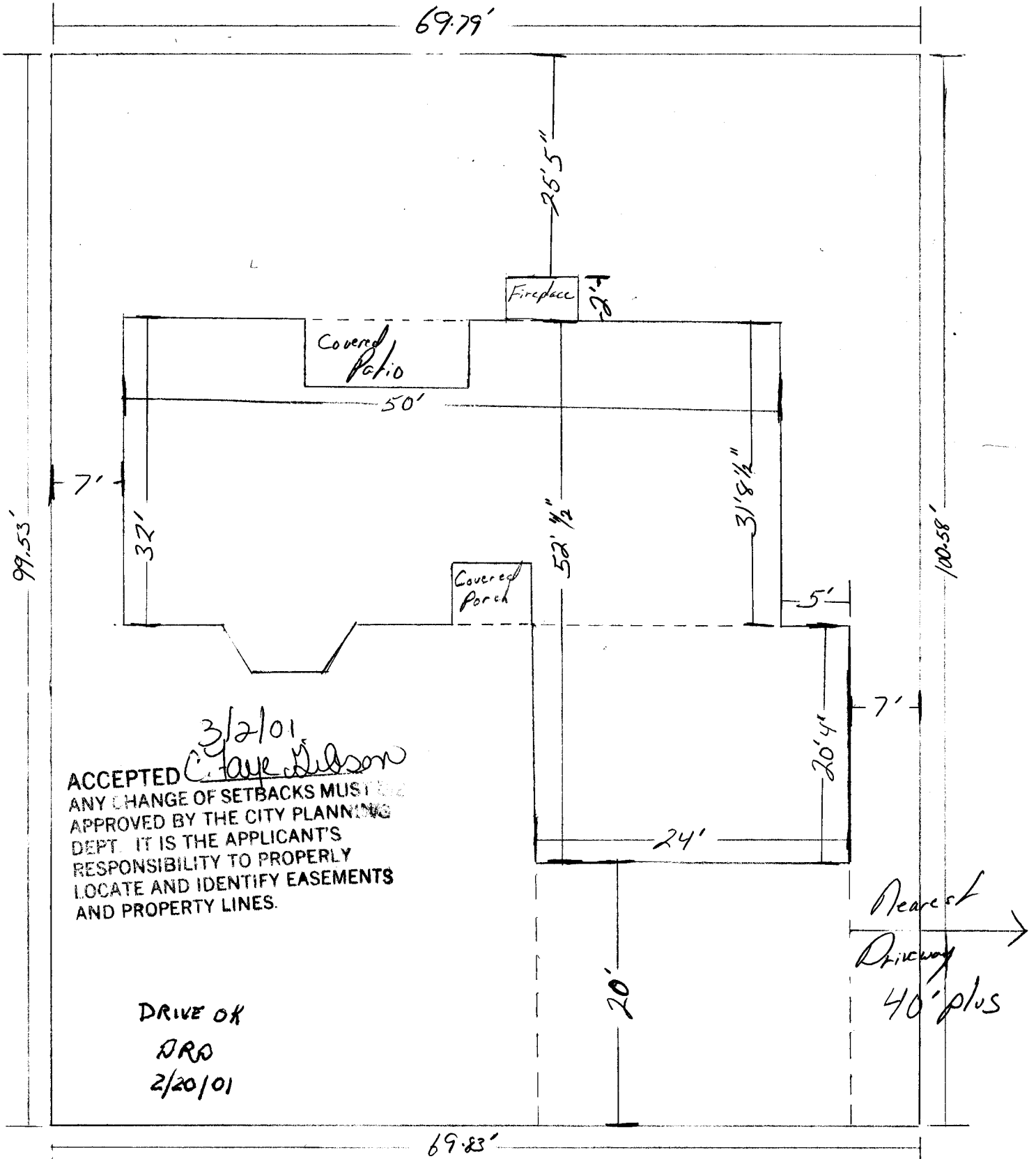
Department Approval [Signature] Date 3/2/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13776</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/2/01</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)

2837 1/2 Pitchblend Ct.  
Lot 16 BLK 2 Filing 1



3/2/01  
ACCEPTED *Clare Wilson*  
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.

DRIVE OR  
DRD  
2/20/01

Nearest  
Driveway  
40' plus

Pitchblend Ct.

