

FEE \$	10.00
TCP \$	✓
SIF \$	292.10

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

BLDG PERMIT NO. 80914



Your Bridge to a Better Community

BLDG ADDRESS 28385 Pitch Blend^{CT} SQ. FT. OF PROPOSED BLDGS/ADDITION 1889

TAX SCHEDULE NO. 2943-303-61-011 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1889

FILING _____ BLK _____ LOT LOT 11 NO. OF DWELLING UNITS:

(1) OWNER Damon L. Lane

Before: none After: 1 this Construction

(1) ADDRESS 2485 HR GJ 81505

NO. OF BUILDINGS ON PARCEL

Before: none After: 1 this Construction

(1) TELEPHONE 241-9569

USE OF EXISTING BUILDINGS _____

(2) APPLICANT Damon L. Lane

DESCRIPTION OF WORK & INTENDED USE new 3 Bed 2 car Home

(2) ADDRESS 2485 HRd GJ 81505

TYPE OF HOME PROPOSED:

Site Built _____ Manufactured Home (UBC)

_____ Manufactured Home (HUD)

_____ Other (please specify) _____

(2) TELEPHONE 241-9569

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)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 5' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS 13 TRAFFIC 84 ANNX# _____

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 July 23, 2001

Department Approval Mike Magan

Date 7/24/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	TWO NO
Utility Accounting	<u>Kate Helt</u>	Date	<u>7/24/01</u>

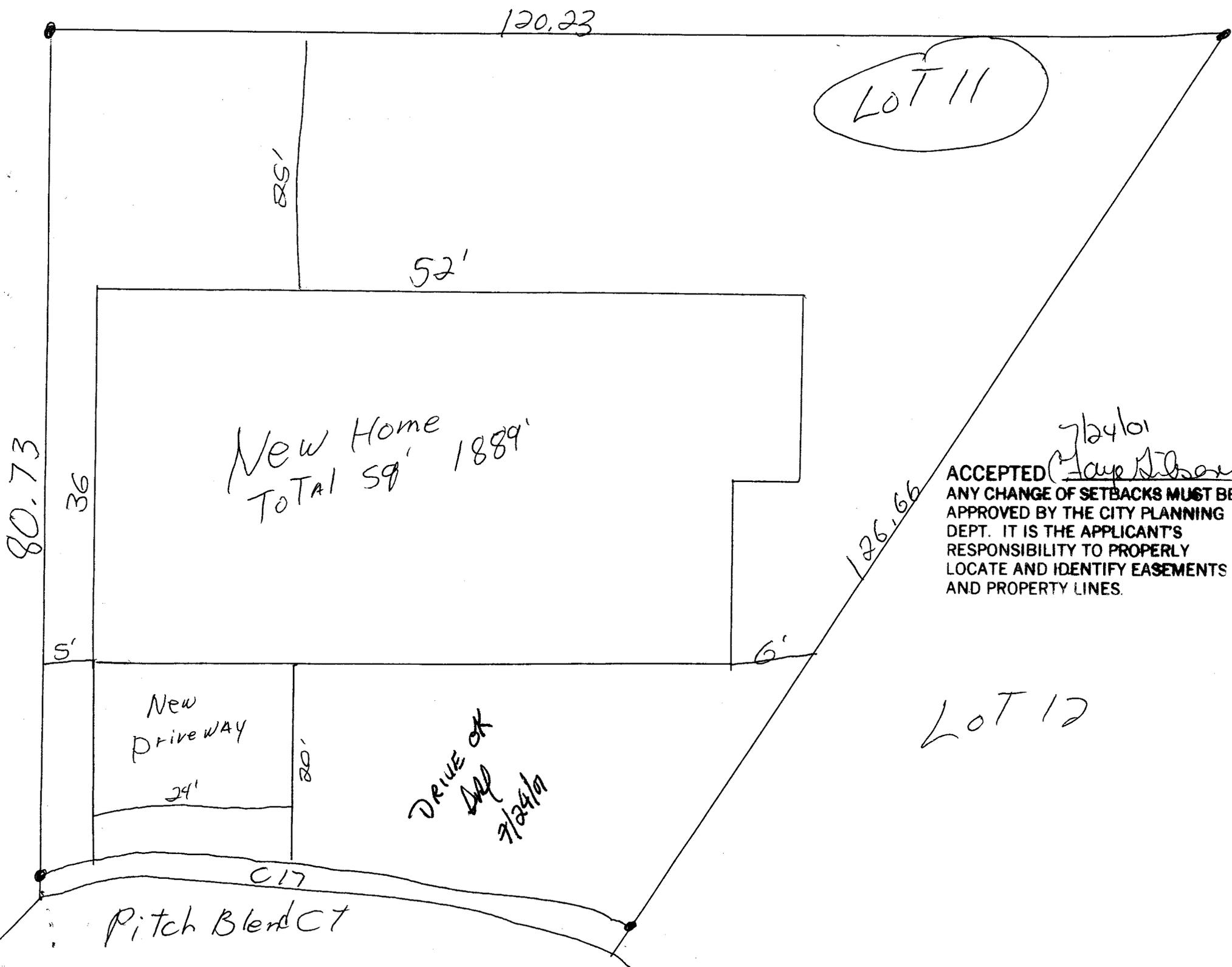
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)



LOT 11

7/24/10
 ACCEPTED Clay 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.

LOT 12