

FEE \$	10 <sup>00</sup>
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

BLDG ADDRESS 2840 B 1/10 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 64 sq  
TAX SCHEDULE NO. 2943-303-63-009 SQ. FT. OF EXISTING BLDGS 1400 sq  
SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1464~~ 1464 sq  
FILING 2 BLK 2 LOT 8 NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction  
(1) OWNER ALVON & DONNA THOMPSON NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 2 this Construction  
(1) ADDRESS 2840 B 1/10 Rd. USE OF EXISTING BUILDINGS home  
(1) TELEPHONE 242-1437 DESCRIPTION OF WORK & INTENDED USE shed  
(2) APPLICANT SAME TYPE OF HOME PROPOSED:  
(2) ADDRESS \_\_\_\_\_  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
(2) TELEPHONE \_\_\_\_\_  Other (please specify) \_\_\_\_\_

**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 PD Maximum coverage of lot by structures 35%  
SETBACKS: Front N/A from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 3' from PL, Rear 10' from PL Parking Req'mt N/A  
Maximum Height N/A Special Conditions \_\_\_\_\_  
CENSUS B 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 Alvon Thompson Date 5/13/02  
Department Approval Ronnie Edwards Date 5/13/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>L. Beasley</u>		Date <u>5/13/02</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)

IRR. EASEMENT

69.79'

8x8

32.71'

99.71'

ACCEPTED *Bonnie* 5/13/02  
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.

new fence

91.05'

97.33'

DRIVE ON DAD 10/3/01

35'

4'

24'

MULTI PURPOSE EASEMENT

24' DRIVEWAY

33.24'

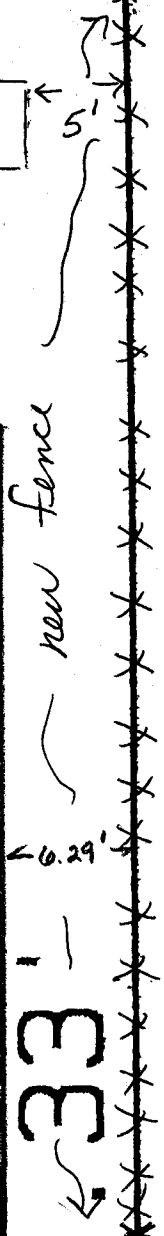
C 1 1

2840 B 4/10 ROAD

36.63'

Add

22.62'



5'6"

6.29'