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

BLDG PERMIT NO.



Your Bridge to a Better Community

BLDG ADDRESS 2838 Pitchblend SQ. FT. OF PROPOSED BLDGS/ADDITION 192 sq ft.
TAX SCHEDULE NO. 2943-303-W-01A SQ. FT. OF EXISTING BLDGS 1248 sq ft.
SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1440 sq ft.
FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
Before: 1 After: 2 this Construction
(1) OWNER Louis J + Mary Skufca NO. OF BUILDINGS ON PARCEL
Before: 1 After: 2 this Construction
(1) ADDRESS 2838 Pitchblend Ct USE OF EXISTING BUILDINGS Home
(1) TELEPHONE (970) 256-0958 DESCRIPTION OF WORK & INTENDED USE Storage Shed
(2) APPLICANT Louis + Mary Skufca TYPE OF HOME PROPOSED:
(2) ADDRESS 2838 P. Tchblend _____ Site Built _____ Manufactured Home (UBC)
(2) TELEPHONE (970) 256-0958 _____ Manufactured Home (HUD)
_____ 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 RMF-5 Maximum coverage of lot by structures 100%
SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
or _____ from center of ROW, whichever is greater
Side 3' from PL, Rear 5' from PL Parking Req'mt 2
Maximum Height 35' Special Conditions _____
CENSUS 13 TRAFFIC 84 ANNEX# _____

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 Louis J Skufca Date 10-17-02
Department Approval Misha Dragon Date 10-17-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>(i) Bensey</u>		Date <u>10/17/02</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)

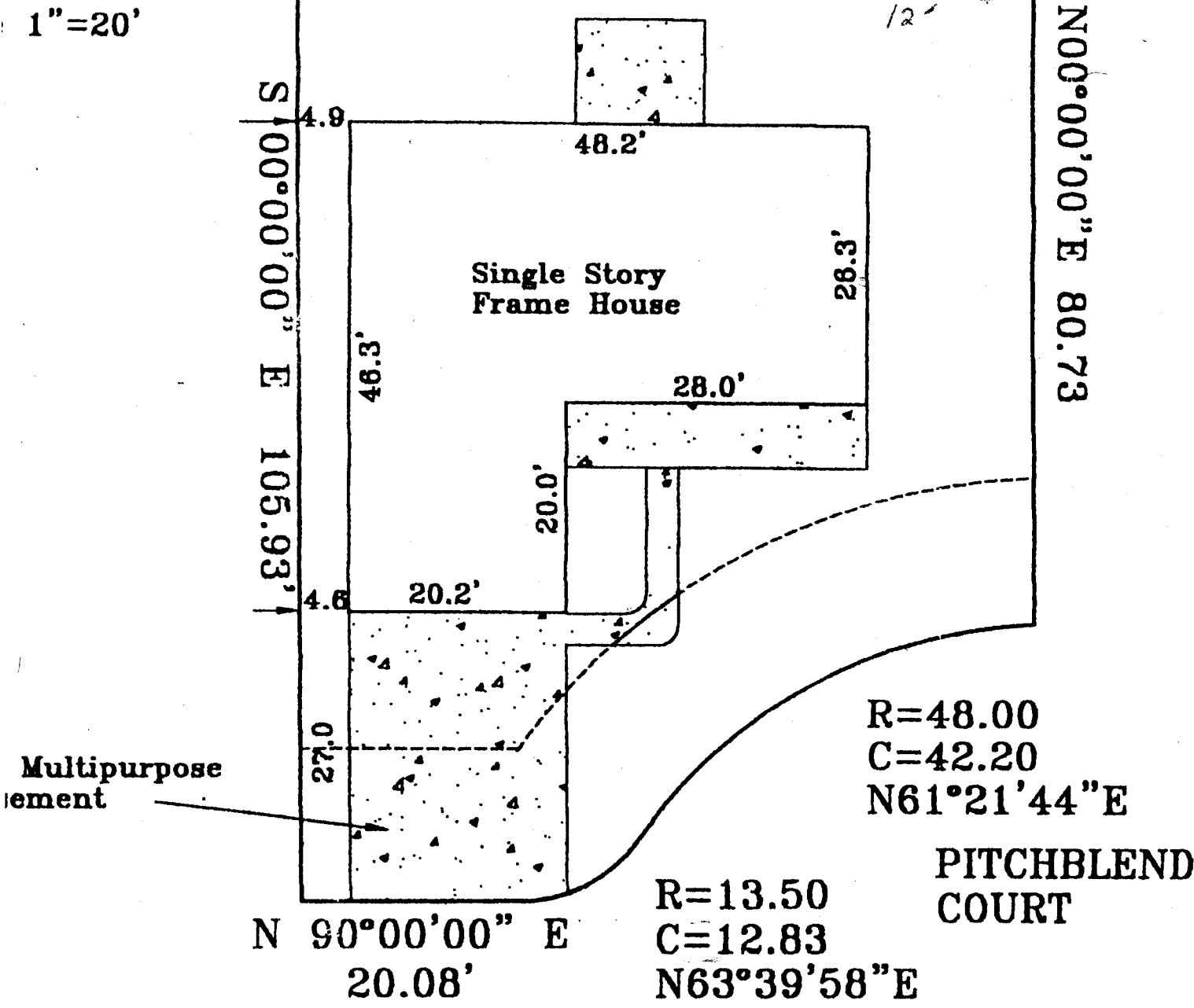
Storage Shed request



ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

Y. H. Magun 10/17/02

1"=20'



Note: This Document is warranted for a period of 1 year from date of certification.