

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 83572



Your Bridge to a Better Community

BLDG ADDRESS 2840 Pitch Blendrd SQ. FT. OF PROPOSED BLDGS/ADDITION 1959
 TAX SCHEDULE NO. 2943-303-61-012 SQ. FT. OF EXISTING BLDGS NA
 SUBDIVISION Attowhead Acres TOTAL SQ. FT. OF EXISTING & PROPOSED 1959
 FILING 1 BLK 2 LOT 12 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Damon L. Lane
 (1) ADDRESS 2485 H Rd
 (1) TELEPHONE 241-9569 or 260-9900
 (2) APPLICANT Damon L. Lane
 (2) ADDRESS 2485 H Rd
 (2) TELEPHONE 241-9569 or 260-9900
 USE OF EXISTING BUILDINGS 2002
 DESCRIPTION OF WORK & INTENDED USE TB New Home
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 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't 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 Damon S. Lane Date Mar 11, 2002
 Department Approval Gayle Henderson Date 3-12-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Plot on MSO 14649</u>
Utility Accounting <u>T. Bensley</u>	Date <u>3/12/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

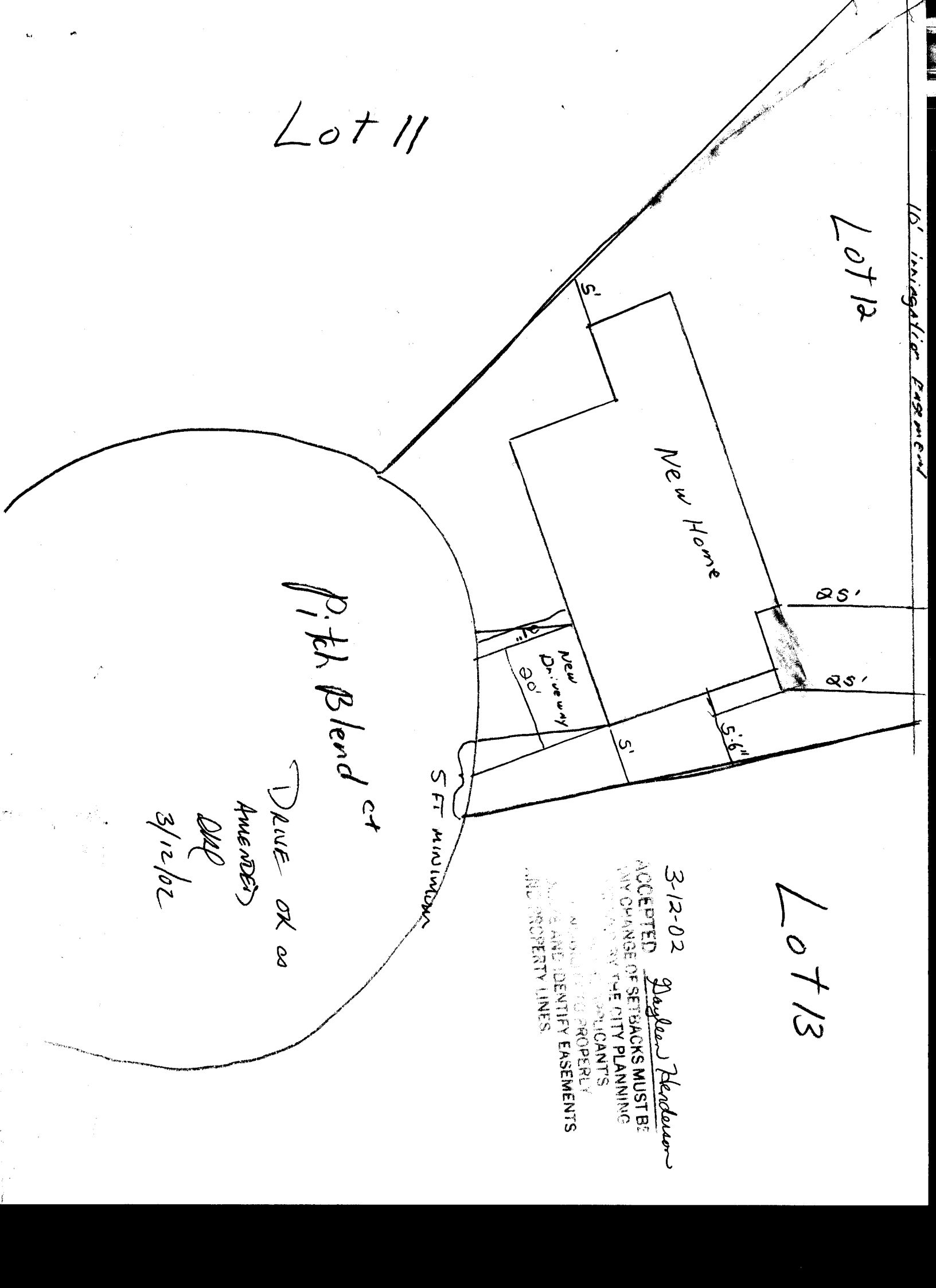
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

10' Invasive Easement

Lot 12

Lot 13

Lot 11



New Home

New Driveway

Pitch Blend

DRIVE OR 00

AMENDED

3/12/02

5 FT MINIMUM

3-12-02
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT AND APPLICANTS
 MUST IDENTIFY PROPERTY
 AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Gayle Henderson