

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 80914



Your Bridge to a Better Community

BLDG ADDRESS 2838 1/2 PITCHBLEND CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 120 SQ FT
TAX SCHEDULE NO. 2943-303-61-011 SQ. FT. OF EXISTING BLDGS 1479
SUBDIVISION ARROWHEAD II ^{ACRES} TOTAL SQ. FT. OF EXISTING & PROPOSED 1599
FILING _____ BLK 2 LOT 11 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER DAVID J. AND LINDA A. ROGGE NO. OF BUILDINGS ON PARCEL
Before: 1 After: 2 this Construction
(1) ADDRESS 2838 1/2 PITCHBLEND CT USE OF EXISTING BUILDINGS HOME
(1) TELEPHONE 970-263-7891 DESCRIPTION OF WORK & INTENDED USE STORAGE
(2) APPLICANT SAME TYPE OF HOME PROPOSED:
(2) ADDRESS SAME _____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE SAME Other (please specify) STORAGE SHED

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 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 5/3 from PL, Rear 25/5 from PL Parking Req'mt 2
Maximum Height 35' Special Conditions _____
CENSUS 13 TRAFFIC 81 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 Linda A. Rogge Date April 23, 2002
Department Approval Pat Buchman Date 4-23-02

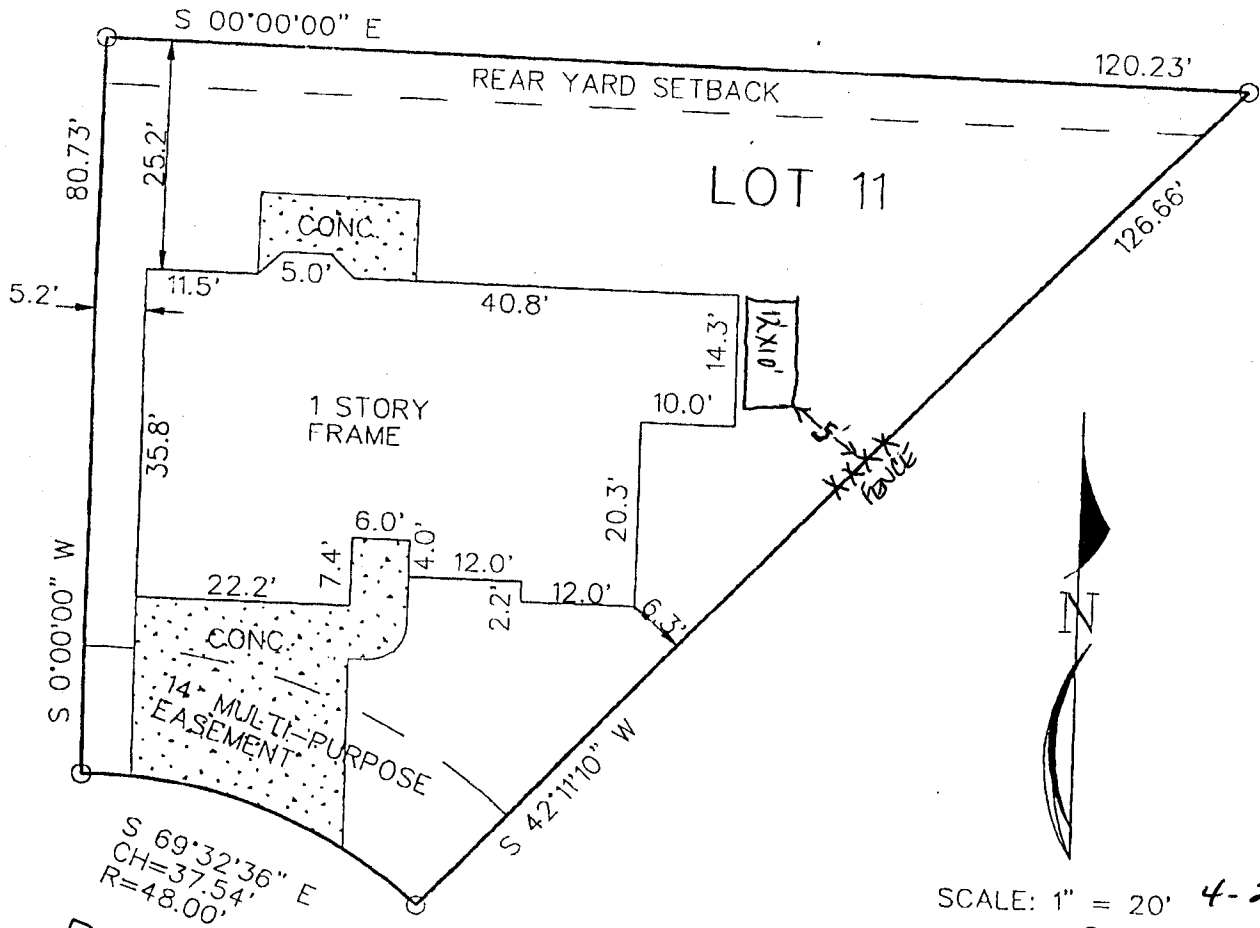
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>4/23/02</u>

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)

IMPROVEMENT LOCATION CERTIFICATE

FIRST AMERICAN TITLE # 2838 1/2 PITCHBLEND COURT
 ROGGIE ACCOUNT
 LOT 11 IN BLOCK 2 OF ARROWHEAD ACRES II,
 MESA COUNTY, COLORADO.



PITCHBLEND COURT

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR KELLER WILLIAMS,
 THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT
 OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON
 THIS DATE, 3/27/02 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS
 SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS
 INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS
 NOTED.

● = FOUND PIN

Kenneth L. Glenn
 KENNETH L. GLENN R.L.S. 12770