

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 87124



Your Bridge to a Better Community

BLDG ADDRESS 2839 1/2 Pitch Blend Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1850

TAX SCHEDULE NO. 2943-303-61-014 SQ. FT. OF EXISTING BLDGS none

SUBDIVISION Arrowhead Acres TOTAL SQ. FT. OF EXISTING & PROPOSED 1850

FILING 11 BLK 2 LOT 14 NO. OF DWELLING UNITS:
 Before: none After: 1 this Construction

(1) OWNER Damon L. Lane NO. OF BUILDINGS ON PARCEL
 Before: none After: 1 this Construction

(1) ADDRESS 2485 H RV USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 241-9569 DESCRIPTION OF WORK & INTENDED USE new Home

(2) APPLICANT Damon L. Lane TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) Other (please specify) 3 7000

(2) ADDRESS 2485 H RV

(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'/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 _____ TRAFFIC _____ 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 Damon S. Lane Date Nov 12, 2002

Department Approval Git Gaylen Henderson Date 11-13-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PD (M80)</u>
Utility Accounting <u>Bensley</u>	Date <u>11/13/02</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)

11-13-02
ACCEPTED *Gayle Henderson*
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.

