

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 2840.5 Pitch Blend^{ct} SQ. FT. OF PROPOSED BLDGS/ADDITION 1931

TAX SCHEDULE NO. 2943-303-61-013 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1931

FILING #1 BLK 2 LOT 13 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 Rd USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 241-9569 or 260-9900 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) _____

(2) ADDRESS 2485 H Rd

(2) TELEPHONE 241-9569 or 260-9900

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 6 TRAFFIC 31 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 L. Lane Date 4-12-02

Department Approval Cheryl Taylor Nelson Date 4/15/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>Pl 20MSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/15/02</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'-0" irrigation Easement

25'-0"

10'-7"

19'-10"

ACCEPTED 4/15/02
C. Lyle Nelson
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.

7'-7"

5'-10"

2840.5
Lot 13

Side
walk

24'

6'

New Driveway

21'-6"

5'

DRIVE OK
APR
4/15/02

Pitch Blend ct