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

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

BLDG PERMIT NO. _____



Building Address 245 Arkington Drive
 Parcel No. 2943-303-60-001
 Subdivision Arrowhead Acres II
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs none Proposed 1
 Sq. Ft. of Existing Bldgs none Proposed 1640 sq
 Sq. Ft. of Lot / Parcel 802159
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1646

OWNER INFORMATION:

Name Damon L. Lane
 Address 2485 H Rd
 City / State / Zip GJ CO. 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Damon L. Lane
 Address 2485 H Rd
 City / State / Zip GJ CO. 81505
 Telephone 241-9569 or 260-990

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 NO
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District E Driveway Location Approval [Signature]
 (Engineer's Initials)

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 Nov 14, 2003
 Department Approval [Signature] Date 11-17-03

| | | | |
|--|---|-----------------------------|----------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>[Signature]</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>11-17-03</u> <u>4516</u> | | |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

120.46

10' irrigation easement

65'-5"

11-17-03
 ACCEPTED Gayleen 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.

Drive

11/17/03

21'-0"

1' easement

21'-3"

21'-10"

all
 in
 11/24/03

10'-5"

Gange

Drive way

20'-0"

96.50

5'

5'