

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

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

BLDG PERMIT NO. 891640



Your Bridge to a Better Community

BLDG ADDRESS 2826 B³/D

SQ. FT. OF PROPOSED BLDGS/ADDITION House - 1415
Garage 597

TAX SCHEDULE NO. 2943.303-07-014

SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Arrowhead Acres II

TOTAL SQ. FT. OF EXISTING & PROPOSED House 1415
Garage 597

FILING 3 BLK 2 LOT 1

NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER John F. Wort

NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 712 Hidden Lake Dr
Seminole OK 74868

USE OF EXISTING BUILDINGS None

(1) TELEPHONE 580 310 5101

DESCRIPTION OF WORK & INTENDED USE 9' by 18' Storage

(2) APPLICANT John F Wort

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 712 Hidden Lake Dr
Seminole, OK 74868

(2) TELEPHONE 580 310 5101

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)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 5' from PL, Rear 25' from PL

Parking Req't 2

Maximum Height 35'

Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 John F Wort

Date 5-29-03

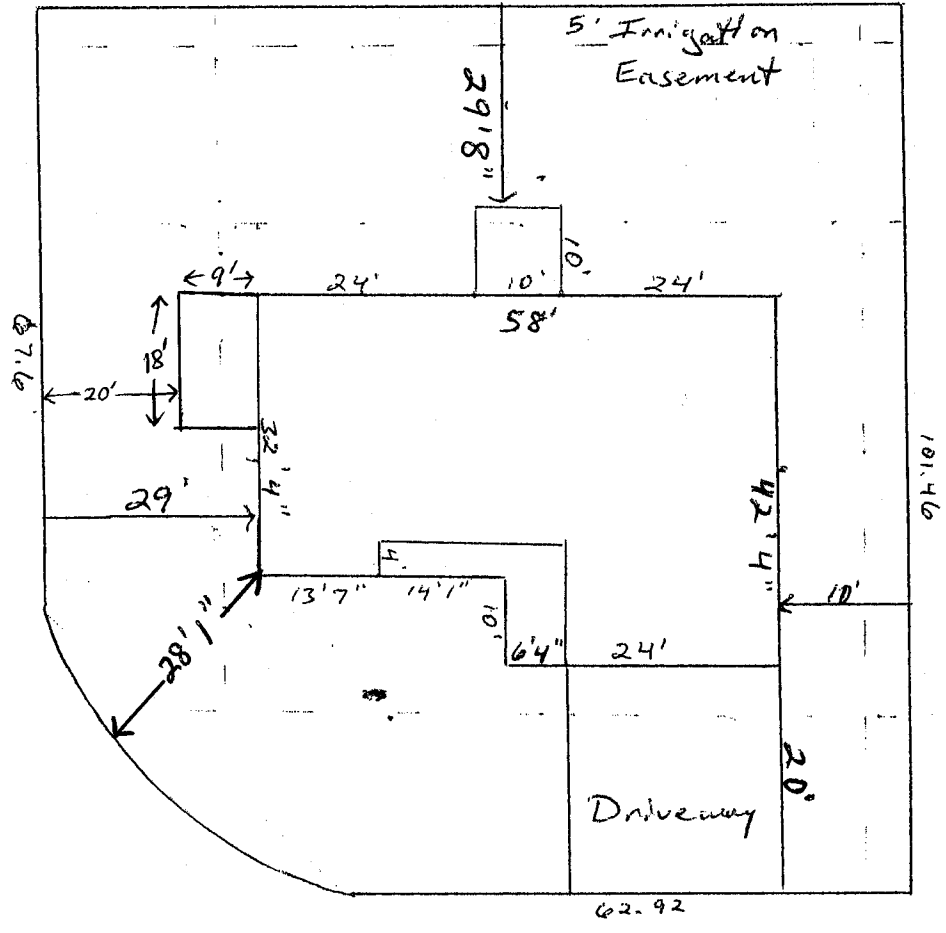
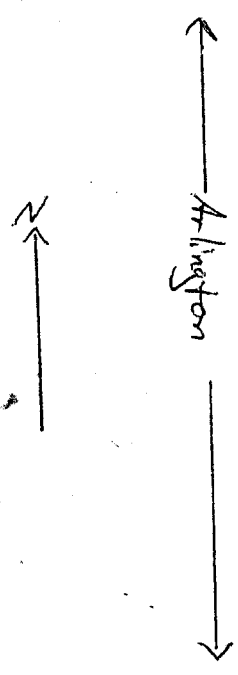
Department Approval Hayleen Henderson

Date 5-29-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Rubi Overholt</u>	Date	<u>5/29/03</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)



← B.3 Road →

2826 B.3 Road
 Lot 1 Block 2 Arrowhead Acres II
 Filing 3
 Parcel # 2943-303-67-014

DRIVE OK
 EH
 1/14/03

5-29-03
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.