

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO.
-----------------



Your Bridge to a Better Community

BLDG ADDRESS 2832 B.3 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 80  
 TAX SCHEDULE NO. 2943-303-07-017 SQ. FT. OF EXISTING BLDGS 1415  
 SUBDIVISION Arrowhead acres TOTAL SQ. FT. OF EXISTING & PROPOSED 1495  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 2 this Construction  
 (1) OWNER Norman L. Bantel NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction  
 (1) ADDRESS 2832 B.3 rd. USE OF EXISTING BUILDINGS home  
 (1) TELEPHONE 970-248-3578 DESCRIPTION OF WORK & INTENDED USE storage shed.  
 (2) APPLICANT same TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_  Manufactured Home (HUD)  
 Other (please specify) 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 X  
 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 \_\_\_\_\_ 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).

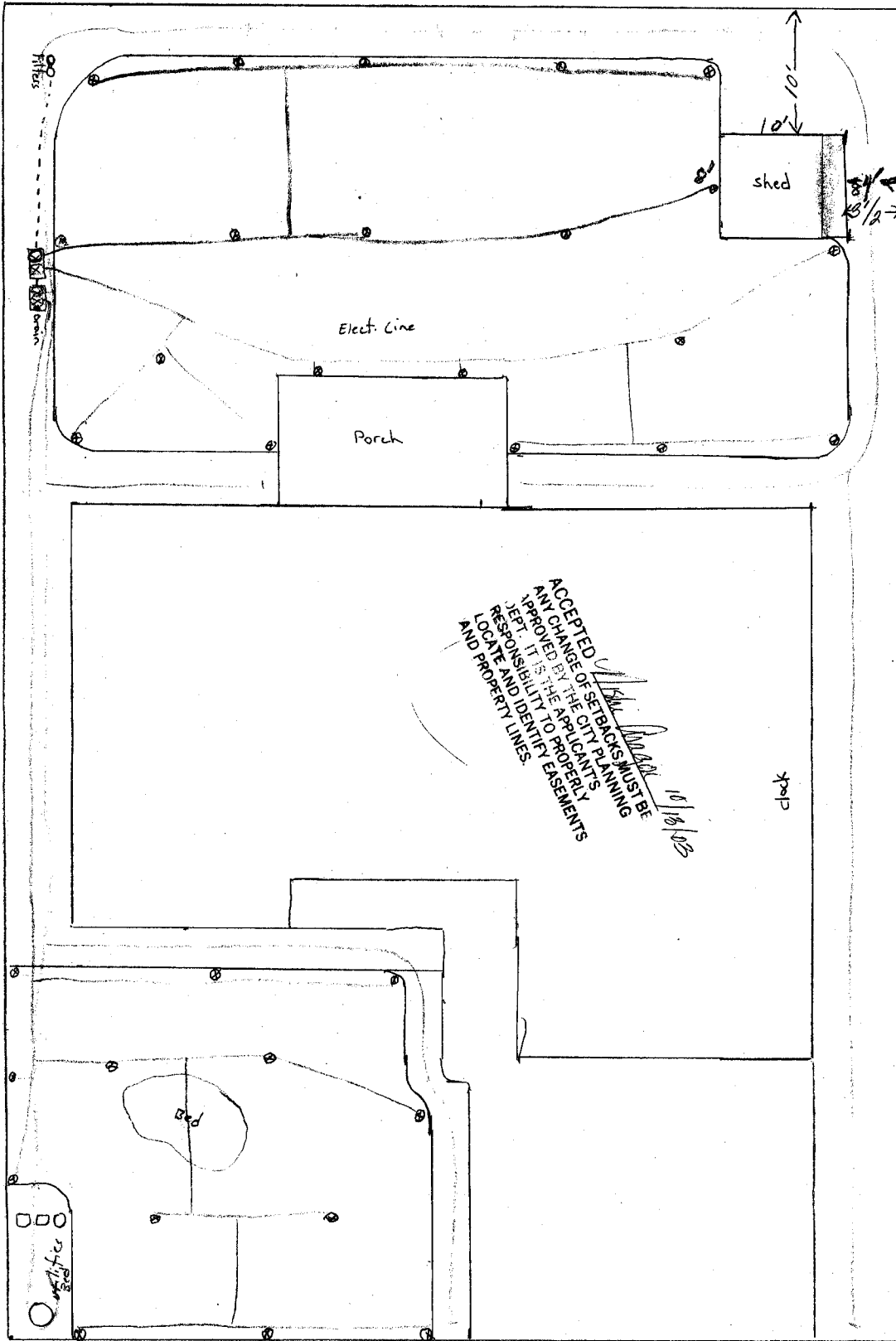
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Norman L. Bantel Date \_\_\_\_\_  
 Department Approval Aishi Magon Date 10/13/13

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>shed</u>
Utility Accounting <u>Dottie Vanover</u>	Date	<u>10/13/13</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)



Norman Barnett  
 2832 B<sup>3</sup>/<sub>4</sub> Rd.  
 GJ, CO 81503

1/8" = 1'



**WB**  
 Landscape  
 Construction, Inc

Kurt Walters, Owner

220 31 3/10 Road  
 Grand Junction, CO 81503  
 CELL (970) 250-4988  
 H (970) 523-5653  
 FAX (970) 523-9211