

FEE \$	10.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 89254



Your Bridge to a Better Community

BLDG ADDRESS OM Sanitation 2837 PITCHBLEND SQ. FT. OF PROPOSED BLDGS/ADDITION 210 SF

TAX SCHEDULE NO. 2943-303-1e1-016 SQ. FT. OF EXISTING BLDGS 1350

SUBDIVISION ARROWHEAD ACRES TOTAL SQ. FT. OF EXISTING & PROPOSED 1560

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER ROBT WALLISER NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 2837 PITCHBLEND USE OF EXISTING BUILDINGS RES

(1) TELEPHONE 245 6589 DESCRIPTION OF WORK & INTENDED USE PATIO COVER

(2) APPLICANT SAME TYPE OF HOME PROPOSED:

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

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 100%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 13 TRAFFIC 84 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 Robert Walliser Date _____

Department Approval Mishi Nagor Date 4/29/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Additional</u>	Date	<u>4-29-03</u>

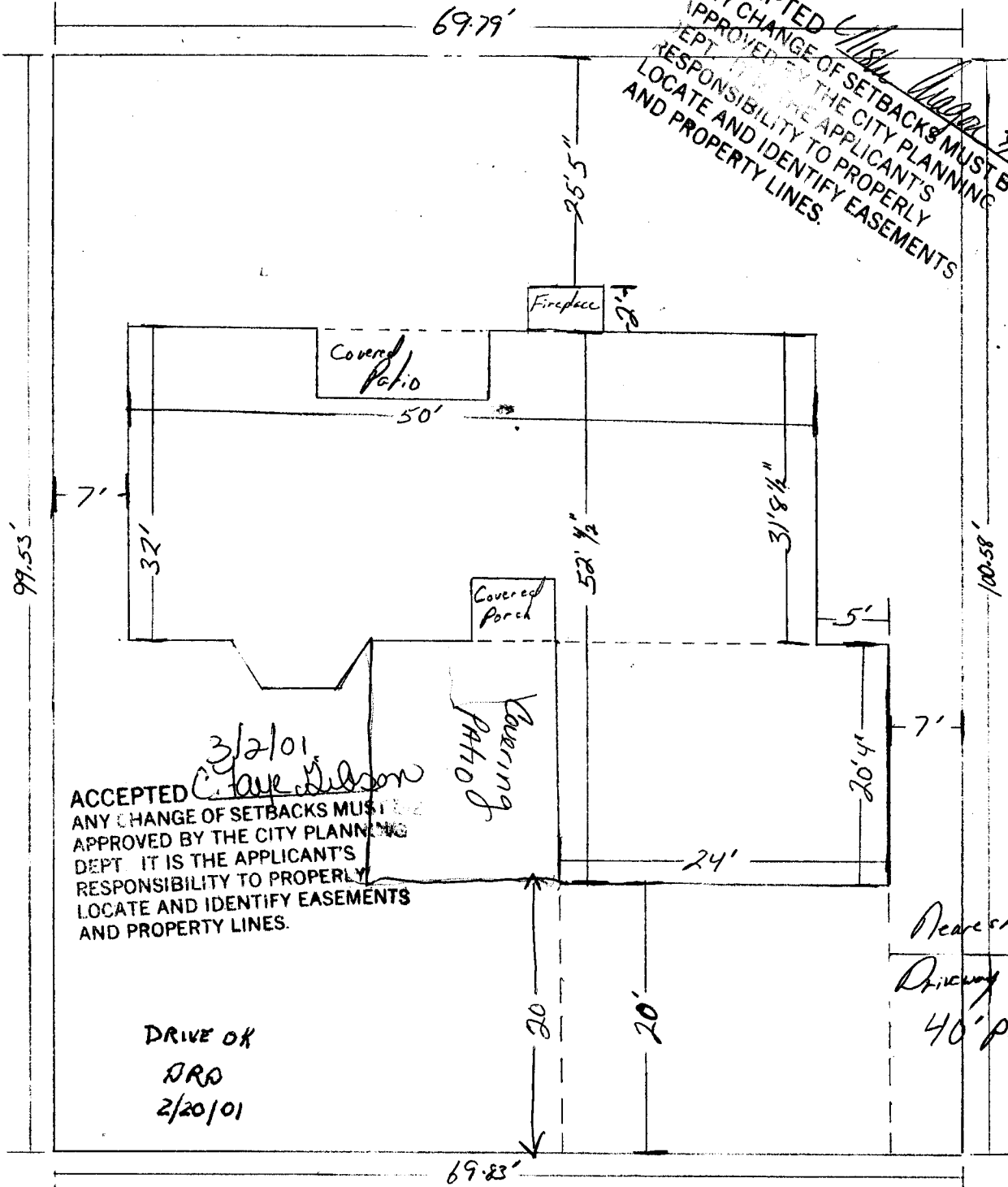
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2837 1/2 Pitchblend Ct.
 Lot 16 BLK 2 Filing 1

ACCEPTED
 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.

4/29/03



3/2/01
 C. Aye Nelson
 ACCEPTED
 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 OK
 DRD
 2/20/01

Nearest
 Driveway
 40' plus

Pitch Blend Ct.

