

FEE \$	10.00
TCP \$	10
SIF \$	10

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 2840 PITCHBLEND CT SQ. FT. OF PROPOSED BLDGS/ADDITION ~~1000~~ 80 sq ft

TAX SCHEDULE NO 2943-303-61-012 SQ. FT. OF EXISTING BLDGS 1500 sq ft.

SUBDIVISION ARROWHEAD ACRES II TOTAL SQ. FT. OF EXISTING & PROPOSED 1580 sq ft.

FILING _____ BLK _____ LOT _____

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

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) OWNER F. DOUGLAS LAMBERT

(1) ADDRESS 2840 PITCHBLEND CT

(1) TELEPHONE 2446935

USE OF EXISTING BUILDINGS STORAGE - attached

(2) APPLICANT OWNER

DESCRIPTION OF WORK & INTENDED USE _____

(2) ADDRESS _____

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

(2) TELEPHONE _____

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%~~ 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 ~~REQ~~

Maximum Height 35' ~~35'~~ Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 [Signature] Date 3-24-03

Department Approval [Signature] Date 3-24-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Storage</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/24/03</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)

3-24-03

Gayle Henderson

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.

