

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 2836 B 3/10 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 120

TAX SCHEDULE NO. 2943-303-67-020 SQ. FT. OF EXISTING BLDGS 1250

SUBDIVISION Arrowood Acres TOTAL SQ. FT. OF EXISTING & PROPOSED 1370

FILING _____ BLK 2 LOT 7 NO. OF DWELLING UNITS:
 Before: 1 After: 2 this Construction

(1) OWNER John W & Lolene K Neckels NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 2836 B 3/10 Rd USE OF EXISTING BUILDINGS ~~Storage~~ Residential

(1) TELEPHONE 970-263-7343 DESCRIPTION OF WORK & INTENDED USE Storage

(2) APPLICANT John W Neckels TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2836 B 3/10 Rd

(2) TELEPHONE 970-263-7343

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

Side 3' from PL, Rear 5' from PL Parking Req'mt 2

Maximum Height 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 John W Neckels Date 3/16/04

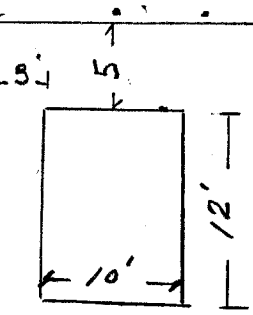
Department Approval [Signature] Date 3/16/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No <u>Storage Shed</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/16/04</u>

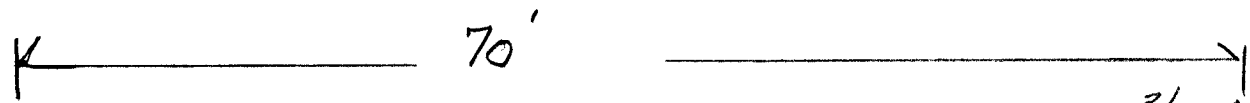
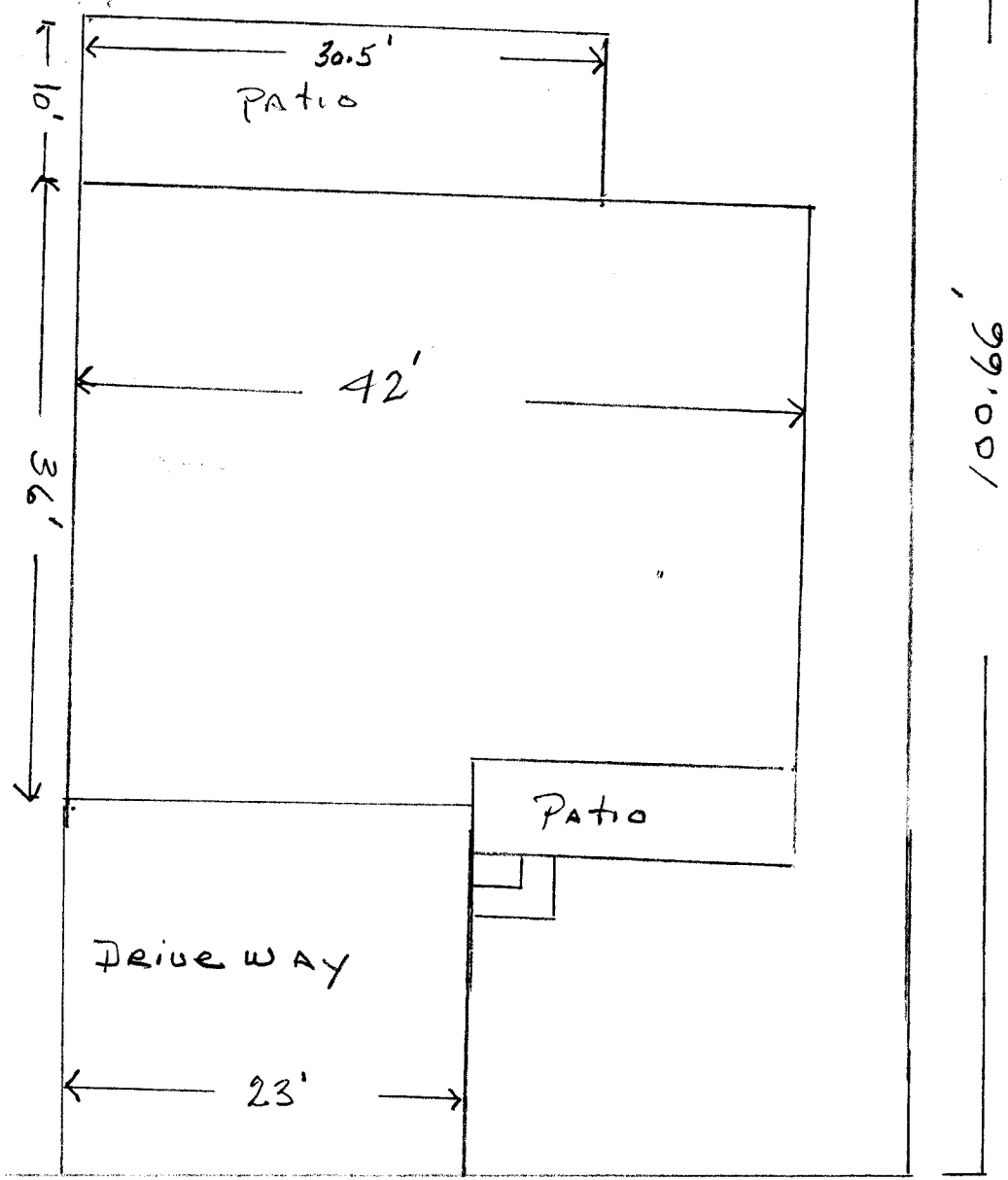
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

N



ACCEPTED *Alshi Hagan* 3-12-04
 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.



2836 B 3/10 Rd
 Lot 7, Block 2
 Arrowhead Acres