

FEE'S \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

OMSD

Building Address 2833 PITCHBLEND CT
2948-303-601-020
 Parcel No. LOT 20 BLK 2 SEC 30 1S 1E
 Subdivision ARROWHEAD ACRES II
 Filing _____ Block 2 Lot 20

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1572 Sq. Ft. Proposed 96
 Sq. Ft. of Lot / Parcel 1668
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 16 1400

OWNER INFORMATION:

Name _____
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name RICHARD L IVERSON
 Address 2833 PITCHBLEND CT
 City / State / Zip GRAND JUNCTION CO 81523
 Telephone 970-245-7341

***TYPE OF HOME PROPOSED:**

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

PAID
MAY 12 2004
AC

NOTES: 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 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3' from PL Rear 5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

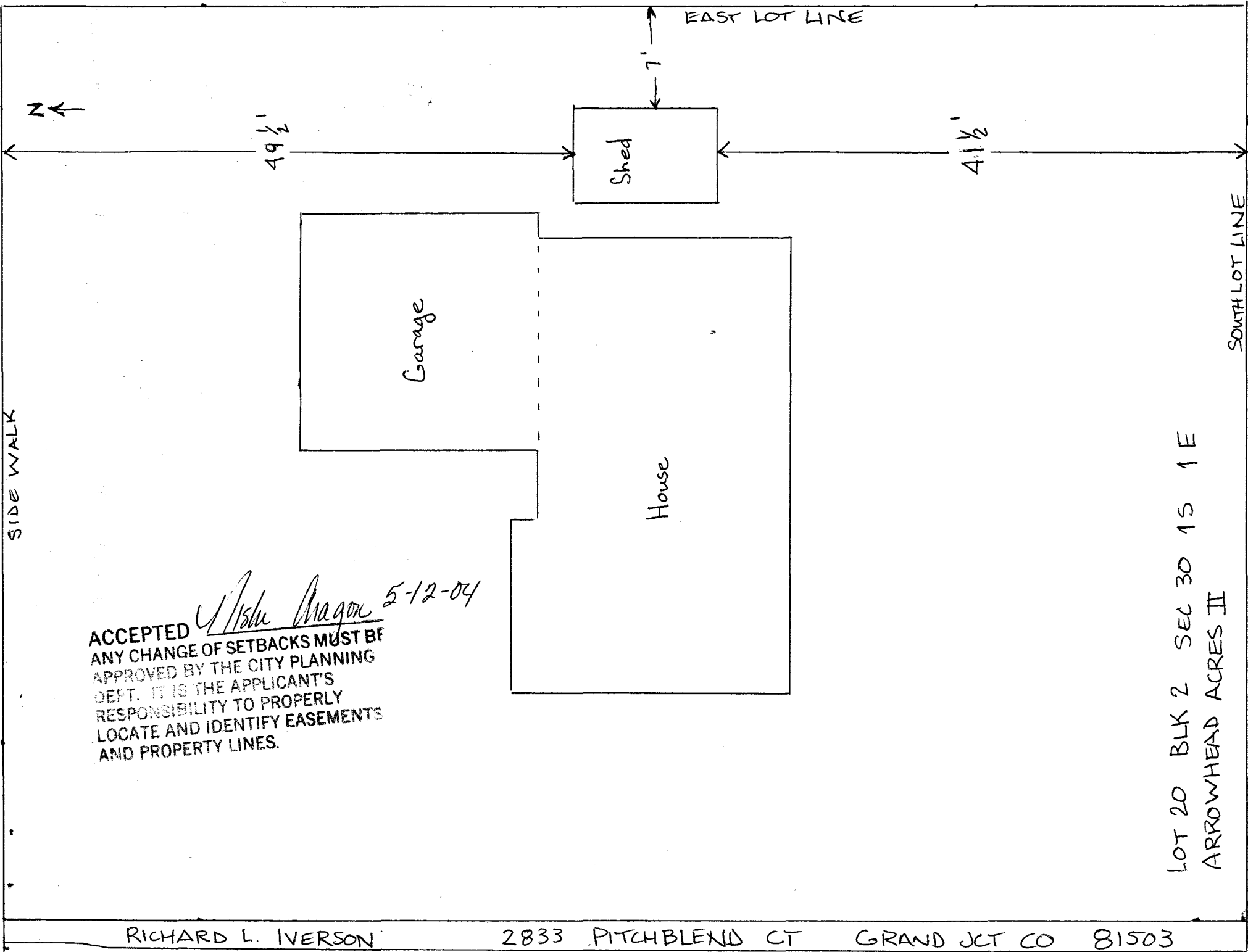
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Richard L Iverson Date 5-6-2004
 Department Approval [Signature] Date 5/12/04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.
 Utility Accounting [Signature] Date 5/12/04

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Alise Aragon* 5-12-04
 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.

LOT 20 BLK 2 SEC 30 1S 1E
 ARROWHEAD ACRES II

RICHARD L. IVERSON 2833 PITCHBLEND CT GRAND JCT CO 81503