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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

Building Address 239 Arlington Dr
 Parcel No. 2943-303-66-002
 Subdivision Arrowhead Access II
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name JAMES SMITH
 Address 239 Arlington Dr
 City / State / CO

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition 16' x 14'
 Other (please specify): STEPS
~~XXXX EXISTING BLDG TO BE DEMO~~
~~XXXX EXISTING BLDG TO BE DEMO~~

APPLICANT INFORMATION:

Name JAMES SMITH
 Address 239 Arlington Dr
 City / State / CO
 Telephone (970) 433-2422

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 PLANNING STAFF			
ZONE <u>R-5</u>	Maximum coverage of lot by structures <u>60%</u>	Permanent Foundation Required: YES _____ NO _____	Floodplain Certificate Required: YES _____ NO _____
SETBACKS: Front <u>20/25</u> from property line (PL)	Side <u>5/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement _____	
Maximum Height of Structure(s) <u>40'</u>	Voting District _____	Special Conditions _____	
Driveway Location Approval _____	(Engineer's Initials)		

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 James Smith Date 6/2/10
 Planning Approval John Reynolds Date 6/2/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>OmSD</u>
Utility Accounting <u>John Reynolds</u>	Date <u>6-2-10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

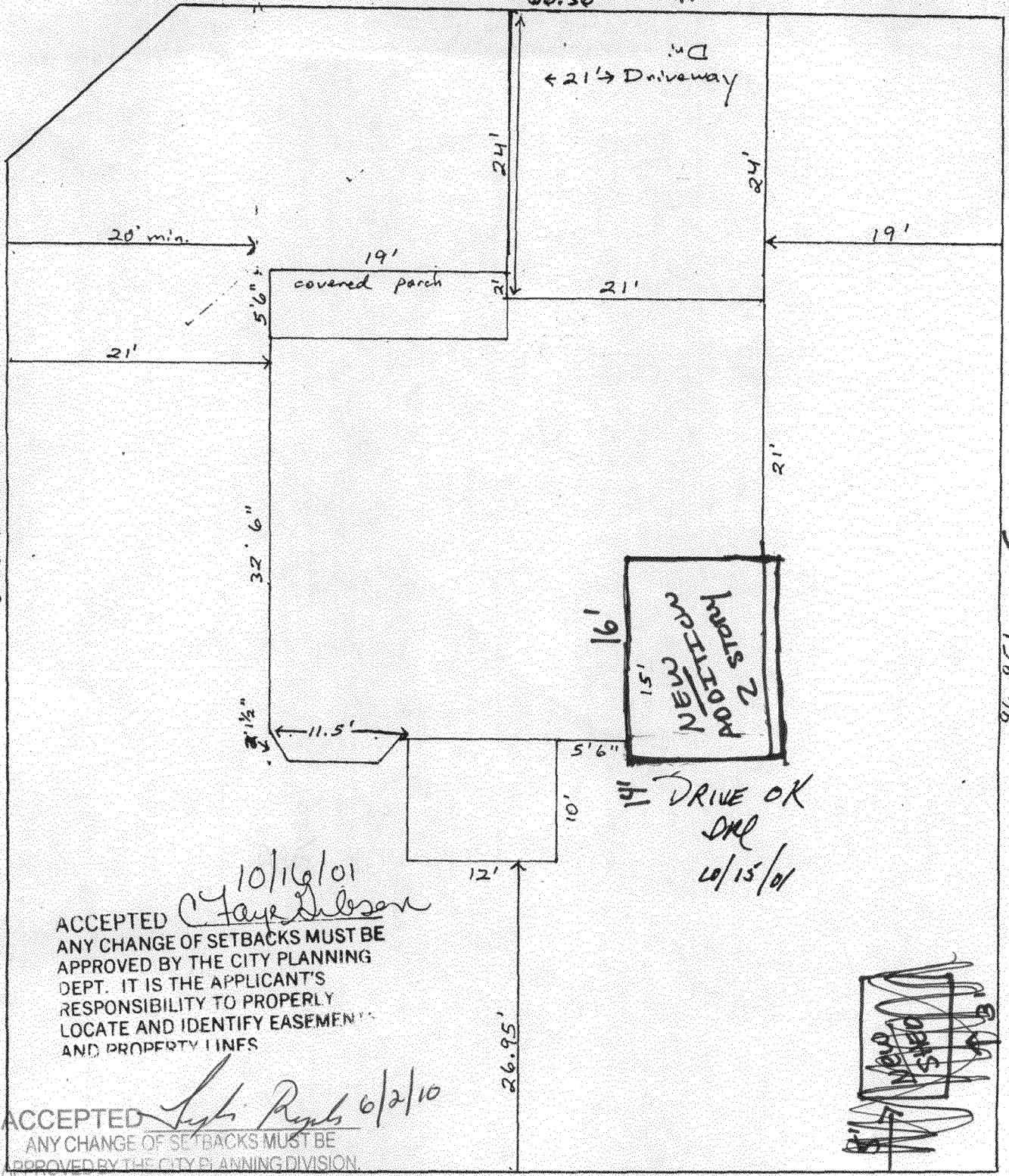
Handwritten notes:
 existing Sewer
 as per [unclear]

Lot 1 Block 5 239 Arlington Arrowhead Acres II
2943-303-66-002 Filing 2

← Arlington Drive →
66.36' II

B.H Road S
83.37'

S
96.95'



ACCEPTED Clare Johnson 10/16/01
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

ACCEPTED Lyle Rupp 6/2/10
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

New Site

80'
R