

FEE \$	11.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 79883



Your Bridge to a Better Community

BLDG ADDRESS 231 Arlington Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 1437 house 455 garage
 TAX SCHEDULE NO. 2943-303-66-006 SQ. FT. OF EXISTING BLDGS -NA-
 SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1437 house 455 garage
 FILING 2 BLK 5 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER HW Grace NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 518 28 Rd Ste. A107 USE OF EXISTING BUILDINGS -NA-
G.J. CO 81501 DESCRIPTION OF WORK & INTENDED USE New Home Construction
 (1) TELEPHONE 241-6646 TYPE OF HOME PROPOSED:
 (2) APPLICANT HW Grace Site Built Manufactured Home (UBC)
 (2) ADDRESS 518 28 Rd. Ste. A107 Manufactured Home (HUD)
G.J. CO 81501 Other (please specify) _____
 (2) TELEPHONE 241-6646

PATD
MAY 17 2001
TB

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 20' from property line (PL) Permanent Foundation Required: YES NO
 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 ANN# _____

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 Paul Daby Date 5/17/01
 Department Approval C. Jaye Gibson Date 5/17/01

TAP # 4284

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>PO OMSD</u>
Utility Accounting	<u>C. Bensley</u>	Date	<u>5/17/01</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)

Arrowhead Acres II Filing 2 Lot 5 Block 5 231 Arlington Dr.

2943-303-66-006

