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|----------------------|
| FEE \$ <u>10.00</u> |
| TCP \$ <u>0-</u> |
| SIF \$ <u>292.00</u> |

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

BLDG PERMIT NO. 81929

AL



Your Bridge to a Better Community

BLDG ADDRESS 239 Arlington Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION House 1990
 TAX SCHEDULE NO. 2943-303-06-002 SQ. FT. OF EXISTING BLDGS -NA- Garage 433
 SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED House 1990
 FILING 2 BLK 5 LOT 1 Garage 433
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Pinnacle Homes Inc.
 (1) ADDRESS 518 28 Rd. Suite A-107
G.S. CO 81501
 (1) TELEPHONE 241-6646
 (2) APPLICANT HW Grace
 (2) ADDRESS 518 28 Rd. Suite A-107
G.S. CO 81501
 (2) TELEPHONE 241-6646
 USE OF EXISTING BUILDINGS -NA-
 DESCRIPTION OF WORK & INTENDED USE New Home Construction
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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 Payl Staby Date 10/11/01
 Department Approval C. Taysen Date 10/16/01

| | | | |
|--|---|-----------------|----------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>Para @ OMSD</u> |
| Utility Accounting <u>Kate Elsberg</u> | Date | <u>10/16/01</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)

Lot 1 Block 5 # 2943-303-66-002

239 Arlington

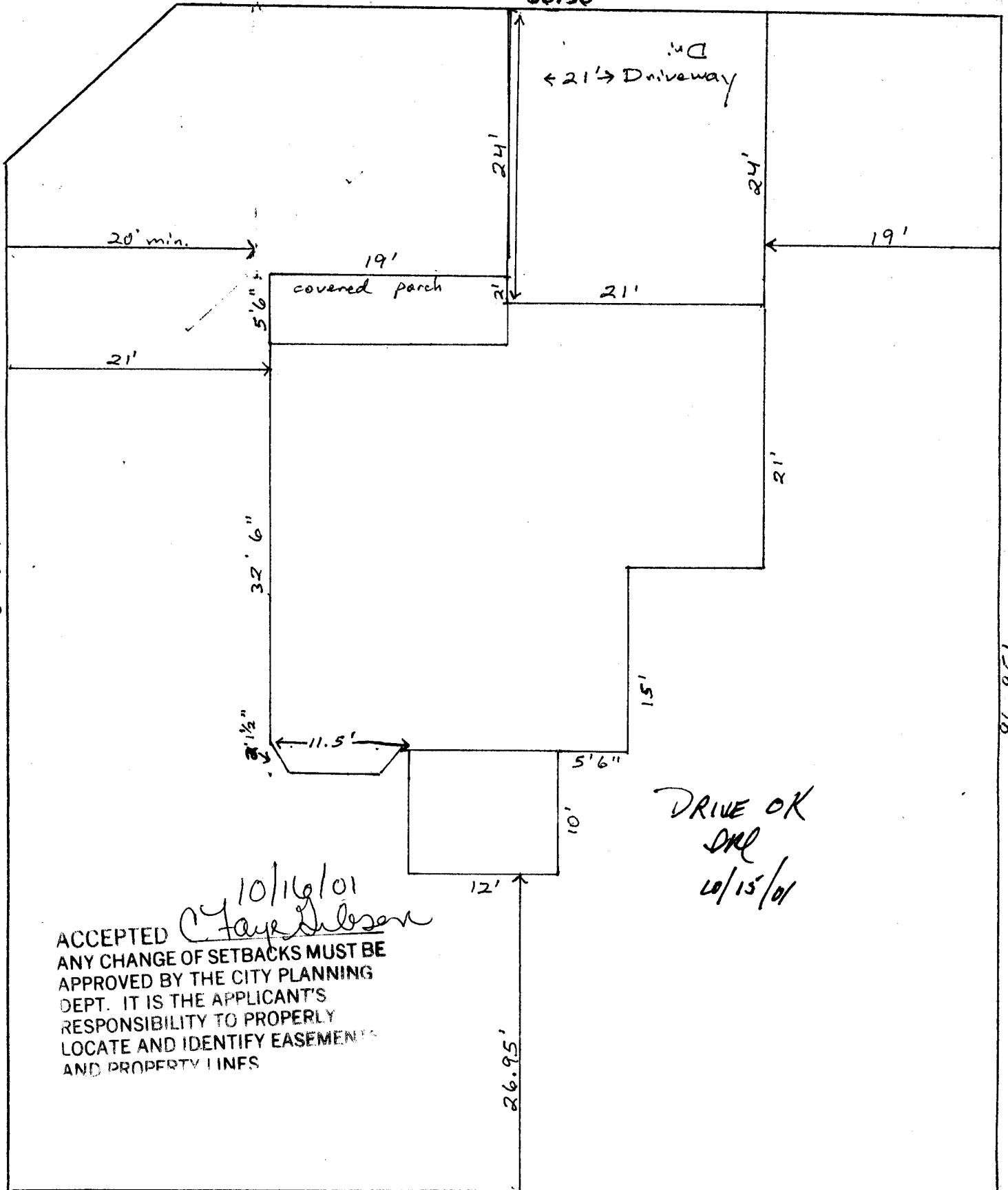
Arrowhead Acres II Filing 2

← Arlington Drive →

66.36'

↕ B.H Road ↕

83.37'



96.95'

80'

10/16/01
 ACCEPTED *Clay Nelson*
 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

DRIVE OK
 DR
 10/15/01