

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 82424



Your Bridge to a Better Community

BLDG ADDRESS 2829 B.4  
 TAX SCHEDULE NO. 2943-303-64-003  
 SUBDIVISION Arrowhead Acres II  
 FILING 2 BLK 3 LOT 2  
 (1) OWNER Pinnacle Homes Inc  
518 28 Rd. Suite A107  
 (1) ADDRESS Grand Jct. CO 81501  
 (1) TELEPHONE 241-6646  
 (2) APPLICANT HW Grace  
518 28 Rd. Suite A107  
 (2) ADDRESS Grand Jct CO 81501  
 (2) TELEPHONE 241-6646

SQ. FT. OF PROPOSED BLDGS/ADDITION House 1415  
Garage 597  
 SQ. FT. OF EXISTING BLDGS -NA-  
 TOTAL SQ. FT. OF EXISTING & PROPOSED House 1415  
Garage 597  
 NO. OF DWELLING UNITS:  
 Before: 0 After: \_\_\_\_\_ this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: \_\_\_\_\_ this Construction  
 USE OF EXISTING BUILDINGS -NA- 2001  
 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  
 SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 25' from PL  
 Maximum Height 35'

Maximum coverage of lot by structures 6090  
 Permanent Foundation Required: YES  NO   
 Parking Req'mt 2  
 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 Doby Date 11/27/01  
 Department Approval Cheryl Nelson Date 11/27/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No <u>pool to road</u>
Utility Accounting <u>P. Benseley</u>	Date <u>11/27/01</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)

73'

11/27/01

*Clay Gibson*

ACCEPTED  
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.

25'

10'

10'

Patio

24'

24'

58'

5 1/2'

97.07'

32'

42'

97.11'

9 1/2'

20' 5"  
Covered Porch

13' 7"

10'

14'

6'

24'

DRIVE OK  
DRL  
11/21/07

20'

Driveway

20'

← B.4 Rd 73' →

2829 B.4 Rd. Arrowhead Acres II Filing 2  
Lot 2 Block 3 #2943-303-64-003