

FEE \$	10.00
TCP \$	20
SIF \$	292.00

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

BLDG PERMIT NO. 82357



Your Bridge to a Better Community

BLDG ADDRESS 2831 B.H Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION house 1509 sf. garage 400 sf.

TAX SCHEDULE NO. 2943-303-64-004 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED house 1509 sf. garage 400 sf.

FILING 2 BLK 3 LOT 3 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Pinnacle Homes Inc. NO. OF BUILDINGS ON PARCEL  
518 28 Rd. Suite A107 Before: 0 After: 1 this Construction

(1) ADDRESS Grand Jct. CO 81501 USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 241-6646 DESCRIPTION OF WORK & INTENDED USE New Home Construction

(2) APPLICANT Hw Grace TYPE OF HOME PROPOSED:  
518 28 Rd. Suite A107  Site Built  Manufactured Home (UBC)  
 (2) ADDRESS Grand Jct. CO 81501  Manufactured Home (HUD)  
 (2) TELEPHONE 241-6646  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't 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).

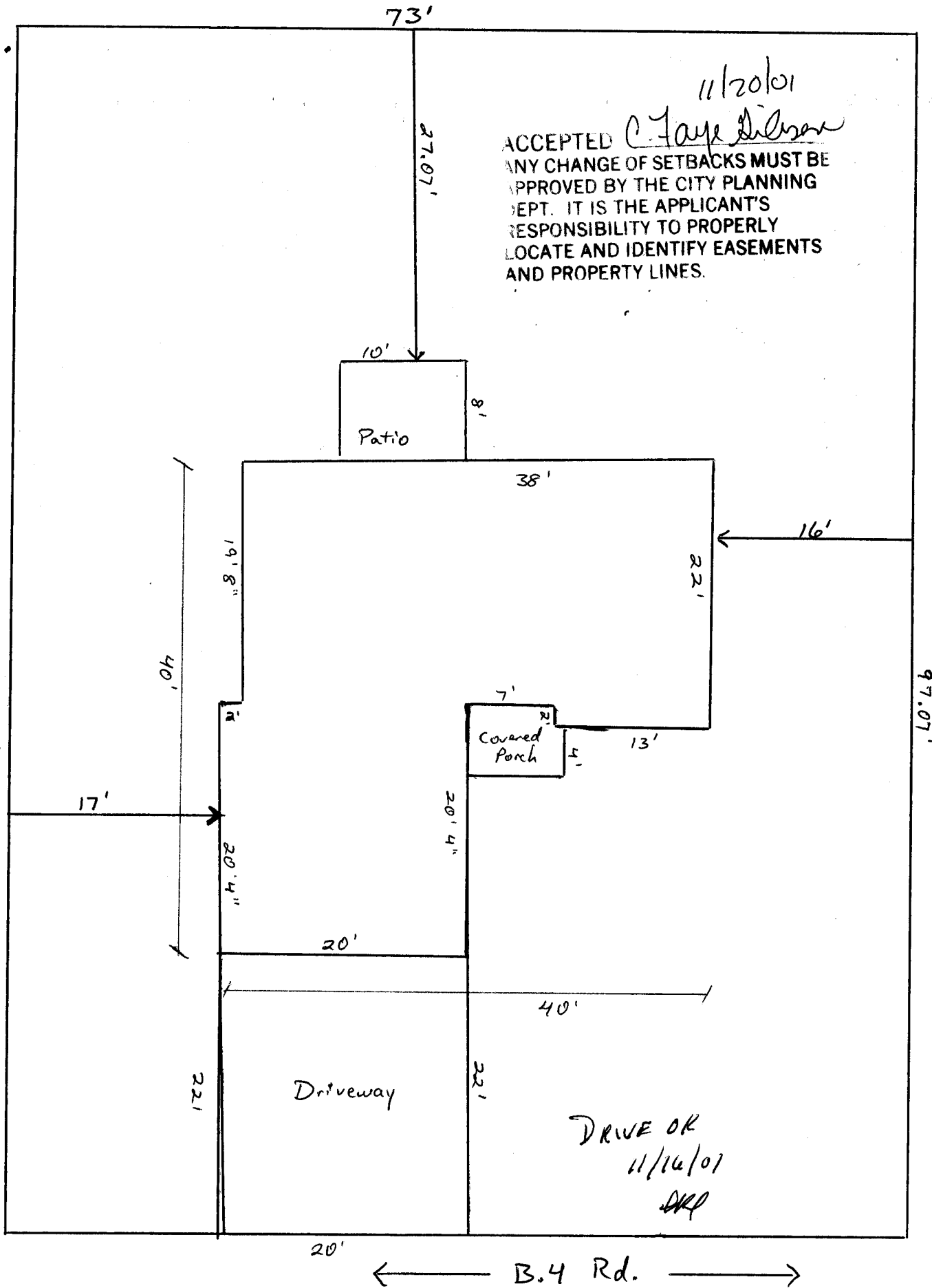
Applicant Signature Paul Takig Date 11/12/01

Department Approval Daylen Henderson Date 11-19-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14383</u>
Utility Accounting	<u>Kate Esbony</u>	Date	<u>11/20/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 93-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



2831 B.4 Rd. Lot 3 Block 3 Arrowhead Acres II  
# 2943-303-64-004 Filing 2