

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

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

BLDG PERMIT NO. 81510



Your Bridge to a Better Community

BLDG ADDRESS 2842 B.4 ~~239 Arlington~~ SQ. FT. OF PROPOSED BLDGS/ADDITION 1509 house
400 garage

TAX SCHEDULE NO. 2943-303-66-002 ~~63-010~~ SQ. FT. OF EXISTING BLDGS -0-

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

FILING 2 BLK ~~2~~ LOT 9 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Pinnacle Homes Inc. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 518 28 Road Suite A-107 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:
 Site Built Manufactured Home (UBC)

(2) ADDRESS 518 28 Rd. Suite A107 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 241-6646

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).

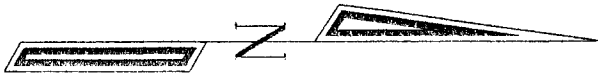
Applicant Signature Paul Dabj Date 9/12/01

Department Approval CFB Date _____

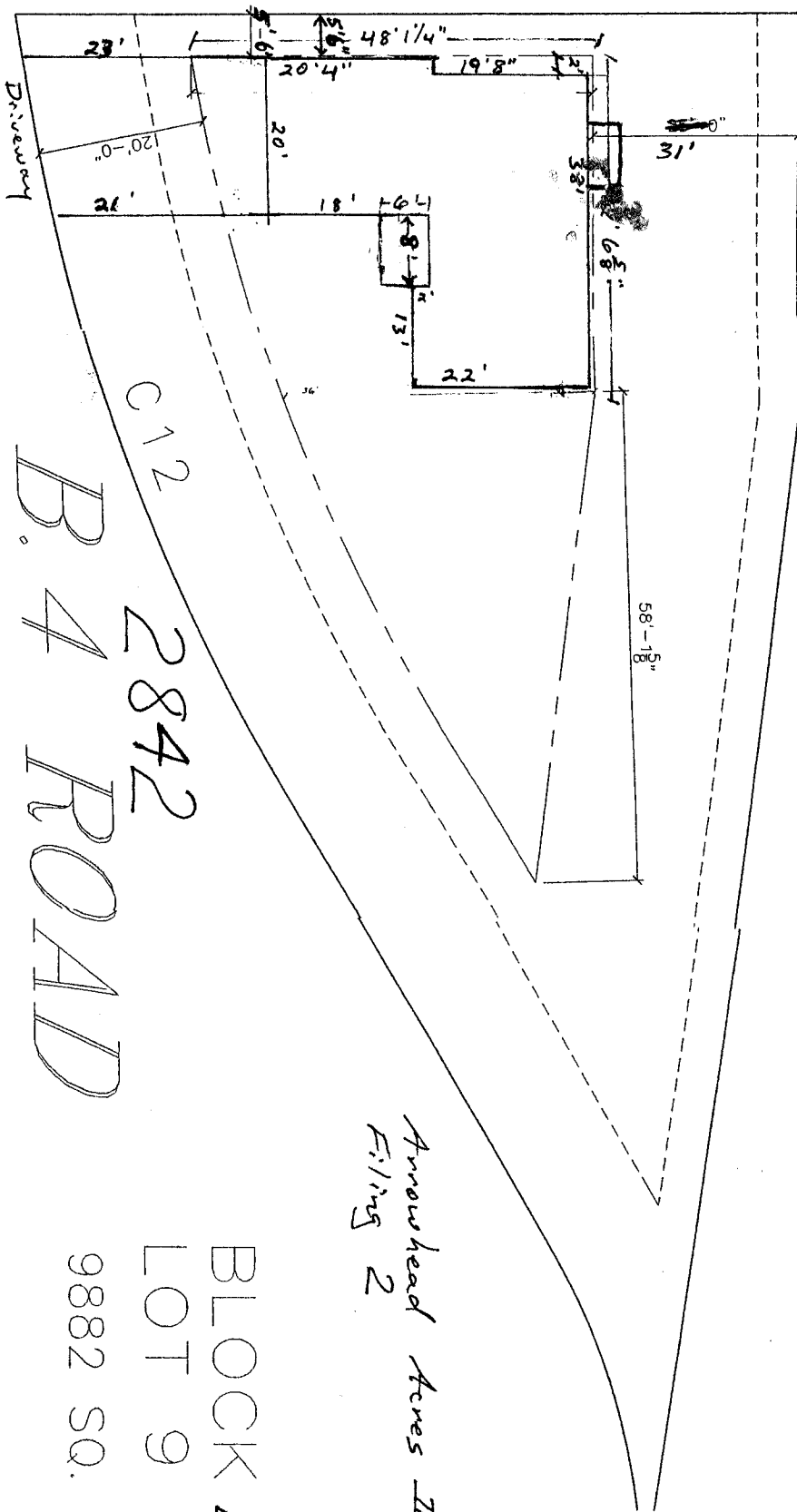
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u># 4324</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9/27/01</u>

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)



94.05'
N00°00'00"E



50.00'

9-26-01
Gaylen Henderson
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.

DRIVE OK
OK
9/26/07

Parcel 2943-303-03-010

C12
B.4 ROAD
2842

BLOCK 2
LOT 9
9882 SQ.

Arrowhead Acres II
Filing 2