

FEE \$ 10.00
TCP \$ 243.20
SIF \$ 292.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 85193



Your Bridge to a Better Community

BLDG ADDRESS 2829 Acorn Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1415 SF HOUSE  
 TAX SCHEDULE NO. 2943-303-62-017 SQ. FT. OF EXISTING BLDGS 597 SF GARAGE  
 SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1415 SF HOUSE  
 FILING 3 BLK 16 LOT 1 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 Rd Suite A 107 8151 USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 241-6640 DESCRIPTION OF WORK & INTENDED USE New Home Construction  
 (2) APPLICANT Pinnacle Homes Inc TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC)  
 (2) ADDRESS SAME ↓ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ Other (please specify) 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 X 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 Labig Date 7/8/02  
 Department Approval W. P. Bushman Date 7-8-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>pp omst</u>
Utility Accounting <u>W. Bensley</u>	Date <u>7/8/02</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)

