

FEE \$	10.00
TCP \$	243.26
SIF \$	292.00

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

BLDG PERMIT NO. 87239



BLDG ADDRESS 2830 Acrin
 TAX SCHEDULE NO. 294330362004
 SUBDIVISION Arrowhead Acres II
 FILING B BLK 1 LOT 3
 (1) OWNER Pinnacle Homes
 (1) ADDRESS 5828 Rd, A-107
 (1) TELEPHONE 970.241.6646
 (2) APPLICANT Same as above
 (2) ADDRESS _____
 (2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION house - ~~1482~~ 1482 garage - 455
 SQ. FT. OF EXISTING BLDGS N/A
 TOTAL SQ. FT. OF EXISTING & PROPOSED house - ~~1482~~ 1482 garage - 455
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS N/A
 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 60%
 Permanent Foundation Required YES NO _____
 Parking Req'mt 2
 Special Conditions Below grade construction not advised
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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).

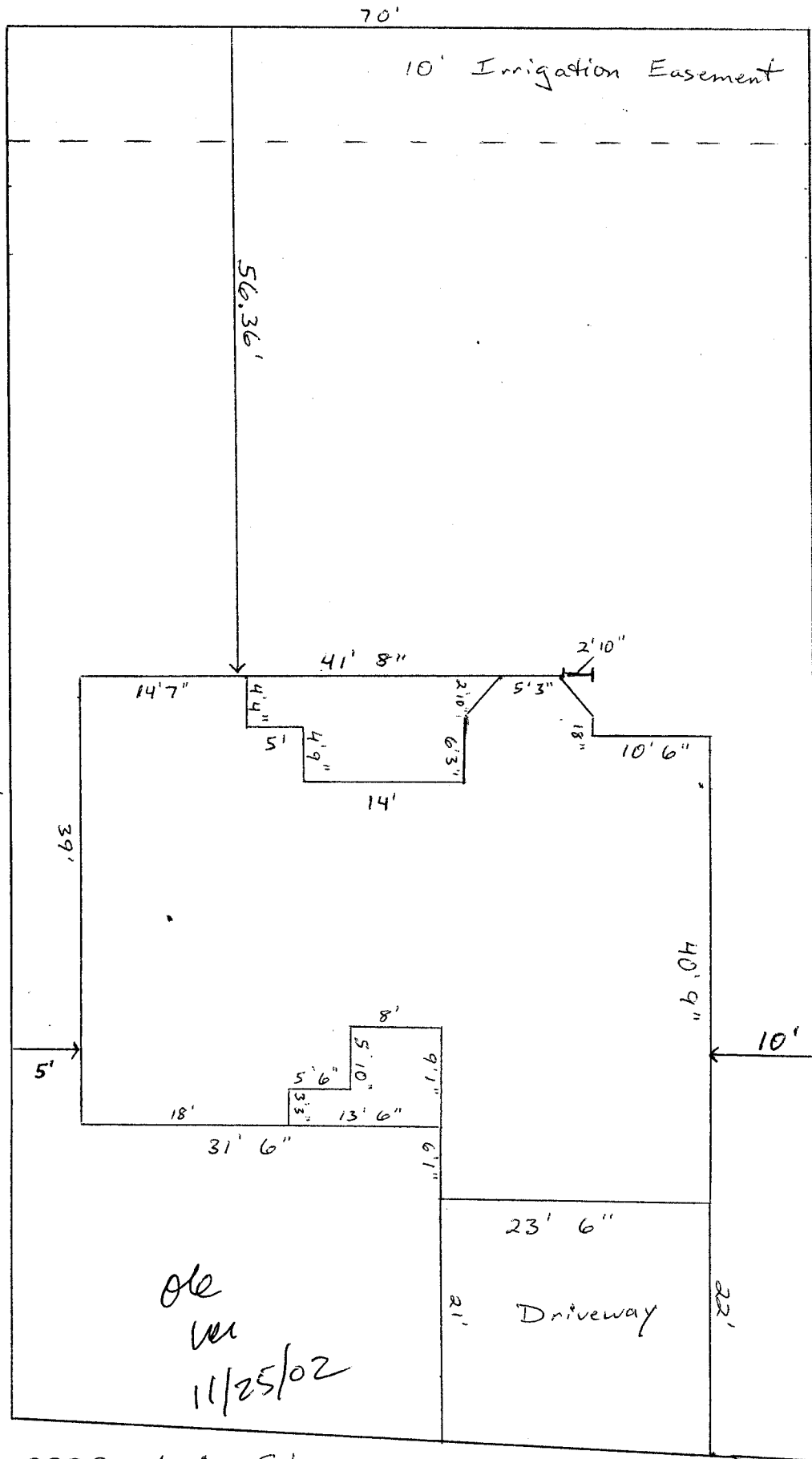
Applicant Signature Bill Graceby: MFO Date Oct 30, 2002
 Department Approval Pat Gaylen Henderson Date 11-25-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>PD@OMSD</u>
Utility Accounting <u>Tammy Beusley</u>	Date <u>11/25/02</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)

11-25-02 Dayle Anderson
 APPLICANTS MUST
 BY CHANGE OF SETBACKS MUST
 CITY PLANNING
 APPLICANTS
 TO PROPERTY
 IDENTIFY EASEMENTS
 PROPERTY LINES



2830 Acrin Ct.
 Lot 3 Block 1
 Arrowhead Acres II ← Acrin Ct. →
 Filing 3
 Parcel # 2943-303-62-004