

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 86777



Your Bridge to a Better Community

BLDG ADDRESS 2841 Ackerin
 TAX SCHEDULE NO 2943-303-62-011
 SUBDIVISION Arrowhead Acres II
 FILING 3 BLK 1 LOT 10
 (1) OWNER Pinnacle Homes
 (1) ADDRESS 51828 Rd #A-107
 (1) TELEPHONE 970.241.6646
 (2) APPLICANT Same as above
 (2) ADDRESS /
 (2) TELEPHONE /

SQ. FT. OF PROPOSED BLDGS/ADDITION 2004 = house
433 = garage
 SQ. FT. OF EXISTING BLDGS N/A
 TOTAL SQ. FT. OF EXISTING & PROPOSED house = 2004
garage = 433
 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 W/old home 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 _____
 CENSUS 13 TRAFFIC 84 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 Billy Grace by MJD Date 9/20/02
 Department Approval St C Faye Wilson Date 10/25/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>4427</u>
Utility Accounting	<u>CMCAE</u>	Date	<u>10/25/02</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)

211.33

ATION EASEMENT

140.60' 10' Irrigation Easement

N82°58'23"E

77.28'

10

12'
Patio
Not
Covered

21'

21'

38'

S37°10'43"E

109.23'

2841 Acrin Cto
Lot 10 Block 1
Filing 3

Arrowhead Acres II

Parcel # 2943-303-62-011

.00'

OK
OK
10/17/02

11

8461 SQ. FT.

10/25/02
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.

S89°58'45"E

50.22'

S00°07'0032"W

97.58'

50.51'

N

22

283

12

7200 SQ. FT.

76'

134.00'

70'

2/1.33

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Lot 10 Block 1
Filing 3
Arrowhead Acres II

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Revised 11/7/02

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