

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 85841



Your Bridge to a Better Community

BLDG ADDRESS 227 Arlington Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2010 house 888 SF  
433 SF Garage

TAX SCHEDULE NO. 2943-303-65-003 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Arrowhead Acres III TOTAL SQ. FT. OF EXISTING & PROPOSED 2010 SF house  
433 SF Garage

FILING 3 BLK 3 LOT 2 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 A107 81501 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 241-6646 DESCRIPTION OF WORK & INTENDED USE New home CONST

(2) APPLICANT Same TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 PATD

Maximum Height 35' Special Conditions AUG 21

CENSUS 13 TRAFFIC 8002 ANNX# \_\_\_\_\_

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 Lohy Date 8/21/02

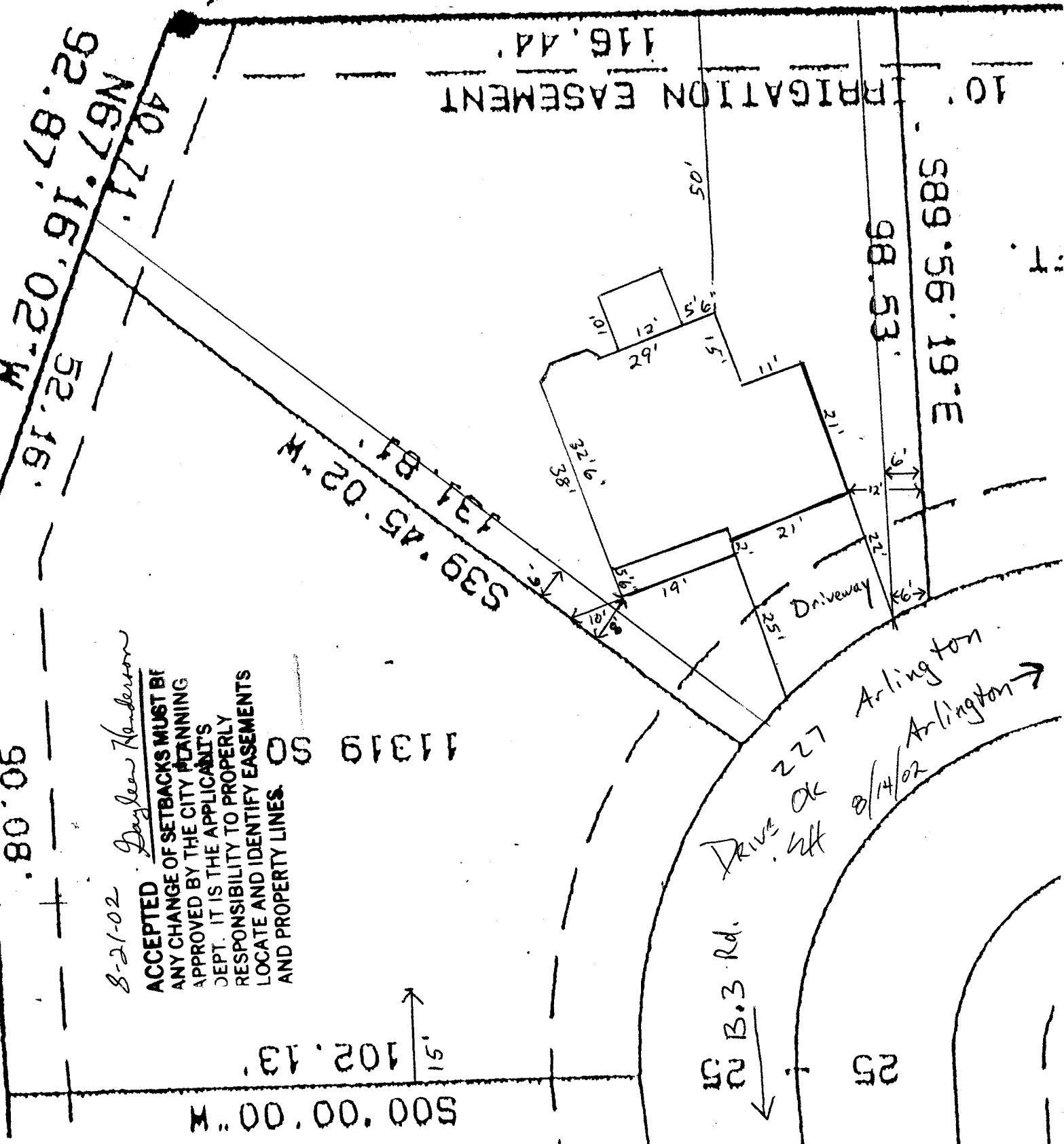
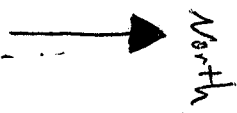
Department Approval Pat Gayle Henderson Date 8-21-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Palaxoms</u>
Utility Accounting <u>Beasley</u>	Date <u>8/21/02</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)

227 Arlington Drive  
 Lot 2 Block 3 Filing 3  
 Arrowhead Acres II  
 # 2943-303-65-003



8-21-02  
 Daylean 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.

11319

DRIVE OK  
 8/4/02

B.3 Rd.

Arlington  
 Arlington

25

500.00.00' W

102.13'

