

FEE \$	10.00
TCP \$	None 243.26
SIF \$	292.00

# PLANNING CLEARANCE

BLDG PERMIT NO. 87103

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



BLDG ADDRESS 2825 B.B Road

SQ. FT. OF PROPOSED BLDGS/ADDITION house-1431 garage-597

TAX SCHEDULE NO. 2943-303-165-004

SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Arrowhead Acres II

TOTAL SQ. FT. OF EXISTING & PROPOSED house-1431 garage-597

FILING 3 BLK 3 LOT 3

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 # A-107

USE OF EXISTING BUILDINGS New home N/A

(1) TELEPHONE 970.241.1646

DESCRIPTION OF WORK & INTENDED USE New home

(2) APPLICANT Same as above

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)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO

Side 5' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions BELOW GRADE CONSTR NOT ADVISED

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 Billy Grace by: mjo

Date 11/11/02

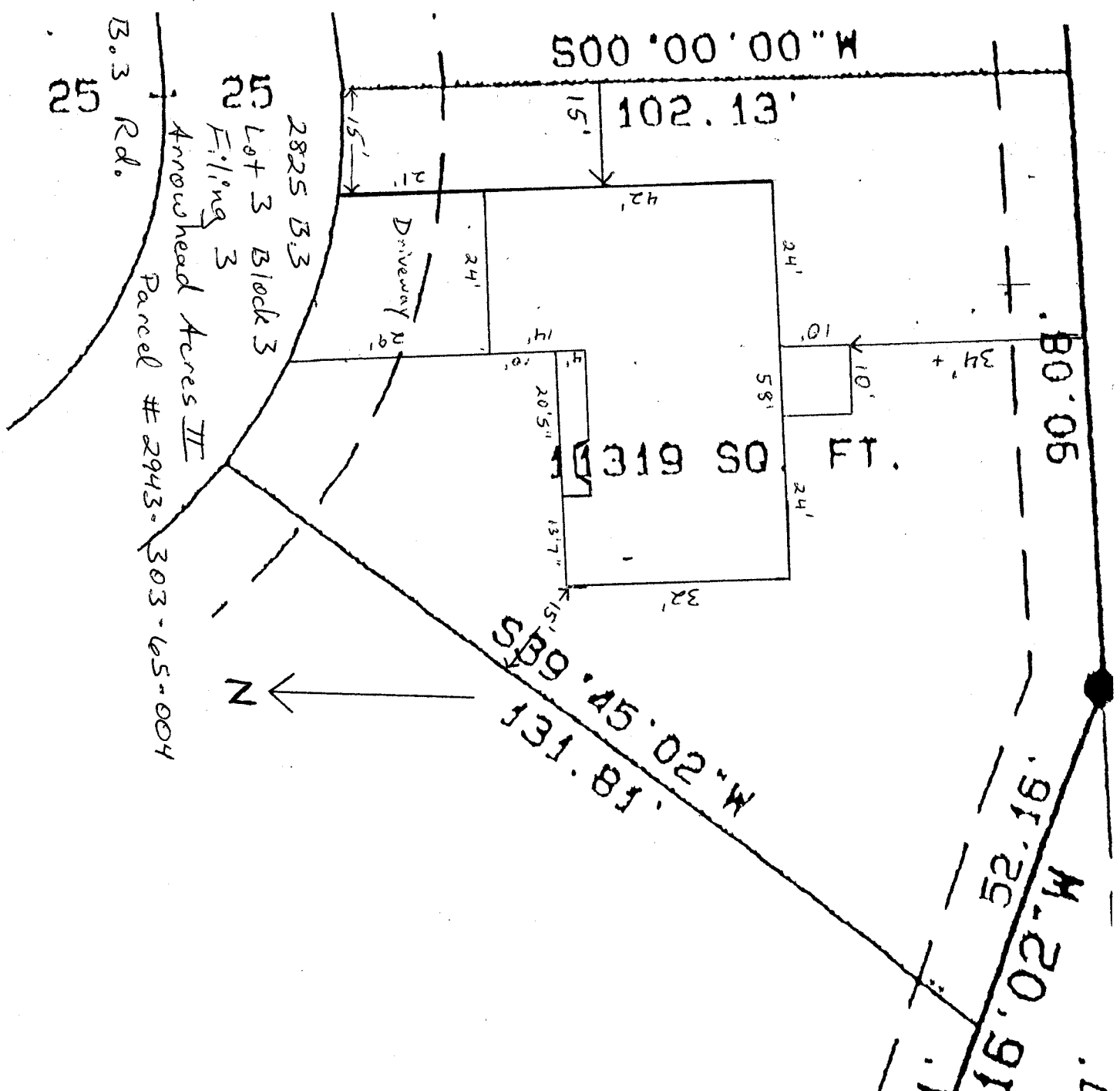
Department Approval NA Gayleen Henderson

Date 11-19-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No.
Utility Accounting	<u>CW wool</u>		Date <u>11/19/02</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)



11-1902  
 ACCEPTED *Gayle Henderson*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*OK  
 WR  
 11/13/02*