

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

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

BLDG PERMIT NO. 85170



Your Bridge to a Better Community

BLDG ADDRESS 2831 B.3 SQ. FT. OF PROPOSED BLDGS/ADDITION 1300 HOUSE
400 GARAGE
 TAX SCHEDULE NO. 2943 303 65007 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION ARROWHEAD ACRES II TOTAL SQ. FT. OF EXISTING & PROPOSED 1300 HOUSE
400 GARAGE
 FILING 3 BLK 3 LOT 6
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER PINNACLE HOMES
 (1) ADDRESS 518 28 Rd Suite A107
 (1) TELEPHONE 241-6646
 (2) APPLICANT PINNACLE HOMES
 (2) ADDRESS SAME ↑
 (2) TELEPHONE _____
 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 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
 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 7/18/02
 Department Approval J. G. Pat Bushman Date 7-18-02

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>PL @ OMSD</u>
Utility Accounting	<u>Chlor</u>	Date	<u>7/18/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

