

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

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

BLDG PERMIT NO. 86219



BLDG ADDRESS 2840 B 3/10 Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION House=1437
Garage=456

TAX SCHEDULE NO. 2943-303-67-022 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED House=1437
Garage=456

FILING 3 BLK 2 LOT 9 NO. OF DWELLING UNITS
 Before: 0 After: 1 this Construction

(1) OWNER Pinnacle Homes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 518 28 Rd. #A-107 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970. 241. 4646 DESCRIPTION OF WORK & INTENDED USE New home
Construction

(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 about 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 Michelle Stephens Buller Date 9-05-02

Department Approval H.C. Kay Date 9/18/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>pd on ss</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/18/02</u>		

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

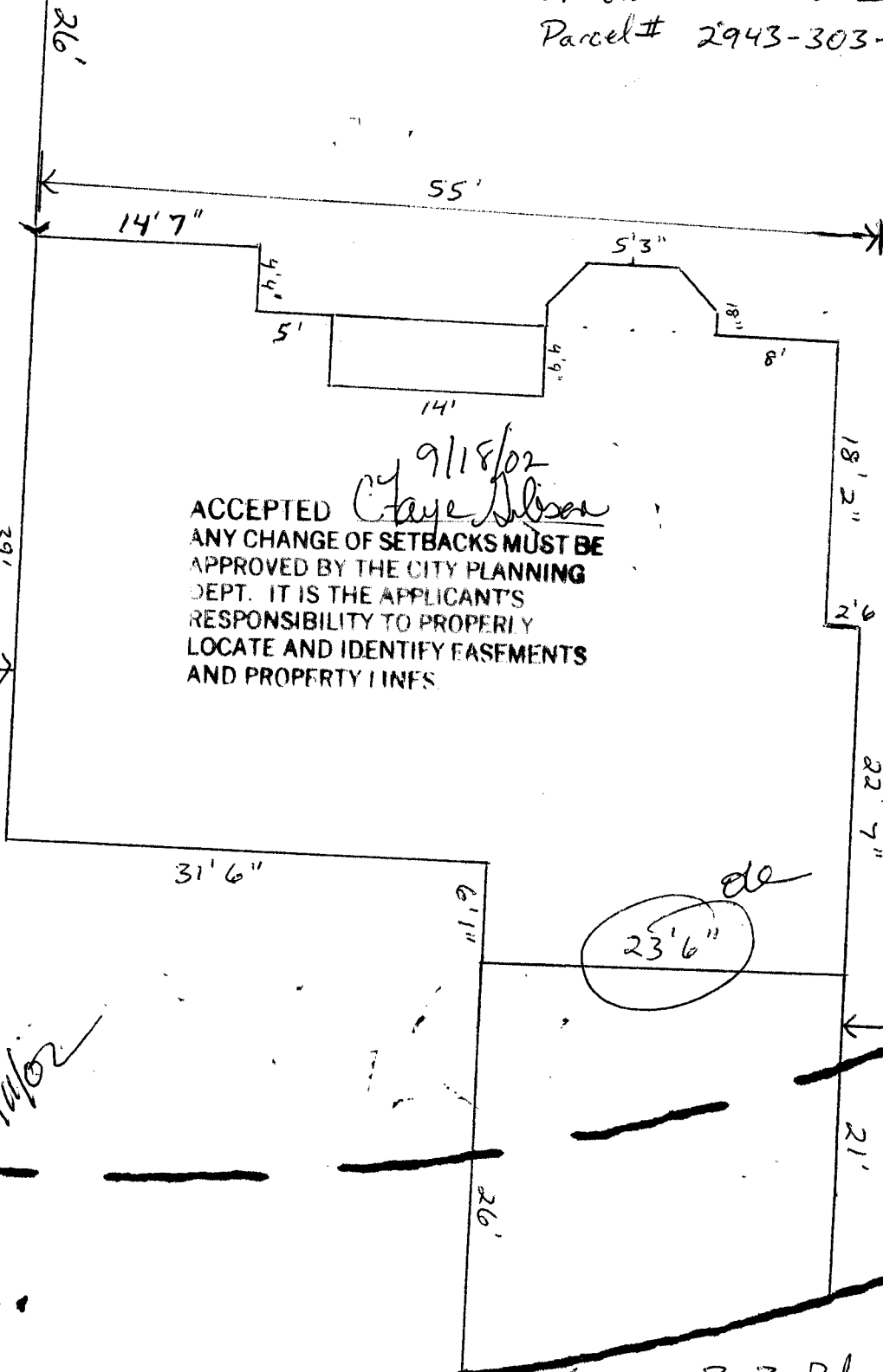
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

879-22-21

2840 B.3 Road
Lot 9 Block 2 Filing 3
Arrowhead Acres II
Parcel# 2943-303-67-022

98.74'

15.85'



9/18/02
 ACCEPTED *Claye Wilson*
 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.

*ok
we
9/18/02*

16.85'

B.3 Rd.

