

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 86735



Your Bridge to a Better Community

\$545.20

BLDG ADDRESS 2842 B.3 SQ. FT. OF PROPOSED BLDGS/ADDITION 1415 = house  
597 = Garage

TAX SCHEDULE NO. 2943-303-107-023 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1415 = house  
597 = garage

FILING 3 BLK 2 LOT 10

(1) OWNER Pinnacle Homes NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) ADDRESS 518 28 Rd. # A-107 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) TELEPHONE 970.241.4646 USE OF EXISTING BUILDINGS N/A

(2) APPLICANT Same - DESCRIPTION OF WORK & INTENDED USE New home construction

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

(2) TELEPHONE Same -

**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 6050

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL

Permanent Foundation Required: YES  NO

Maximum Height 35' 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 Bill Grace by PJ Date 9/4/02

Department Approval J.C. Jay Gibson Date 10/21/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <input type="checkbox"/>
Utility Accounting	<u>Marshall</u>	Date	<u>10/21/02</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)

153:73

85 12

ole  
we  
9/2/02

33  
32  
28

7218 50

10

96.52'

10/21/02 58'  
ACCEPTED *C. Jay Nelson*  
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

500.00.00"

98.74'

24'

25'

10'

10'

24'

32'

20'

10/21/02 58'

*C. Jay Nelson*

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
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DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
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AND PROPERTY LINES

20' 5"

4'

5'6" ole

24' ole

6'4"

2842 B.3 Road

Block 2 Lot 10 Filing 3

Arrowhead Acres II

B.3 Rd.

Parcel # 2943-303-67-023

N ↑

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