

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

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

BLDG PERMIT NO. 816949



Your Bridge to a Better Community

②

BLDG ADDRESS 2831 1/2 B.3 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1471 house
737 garage

TAX SCHEDULE NO. 2943-303-65-008 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1471 house
737 garage

FILING 3 BLK 4 LOT 1 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER Pinnacle Homes Inc NO. OF BUILDINGS ON PARCEL
51825 Rd Ste 4-107 Before: 0 After: 1 this Construction

(1) ADDRESS Gr J CO 81501 USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 241-6646 DESCRIPTION OF WORK & INTENDED USE New Home Construction

(2) APPLICANT same TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) ADDRESS _____ Manufactured Home (HUD)

(2) TELEPHONE _____ 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 35%

SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater

Side 5/3 from PL, Rear 25/5 from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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).

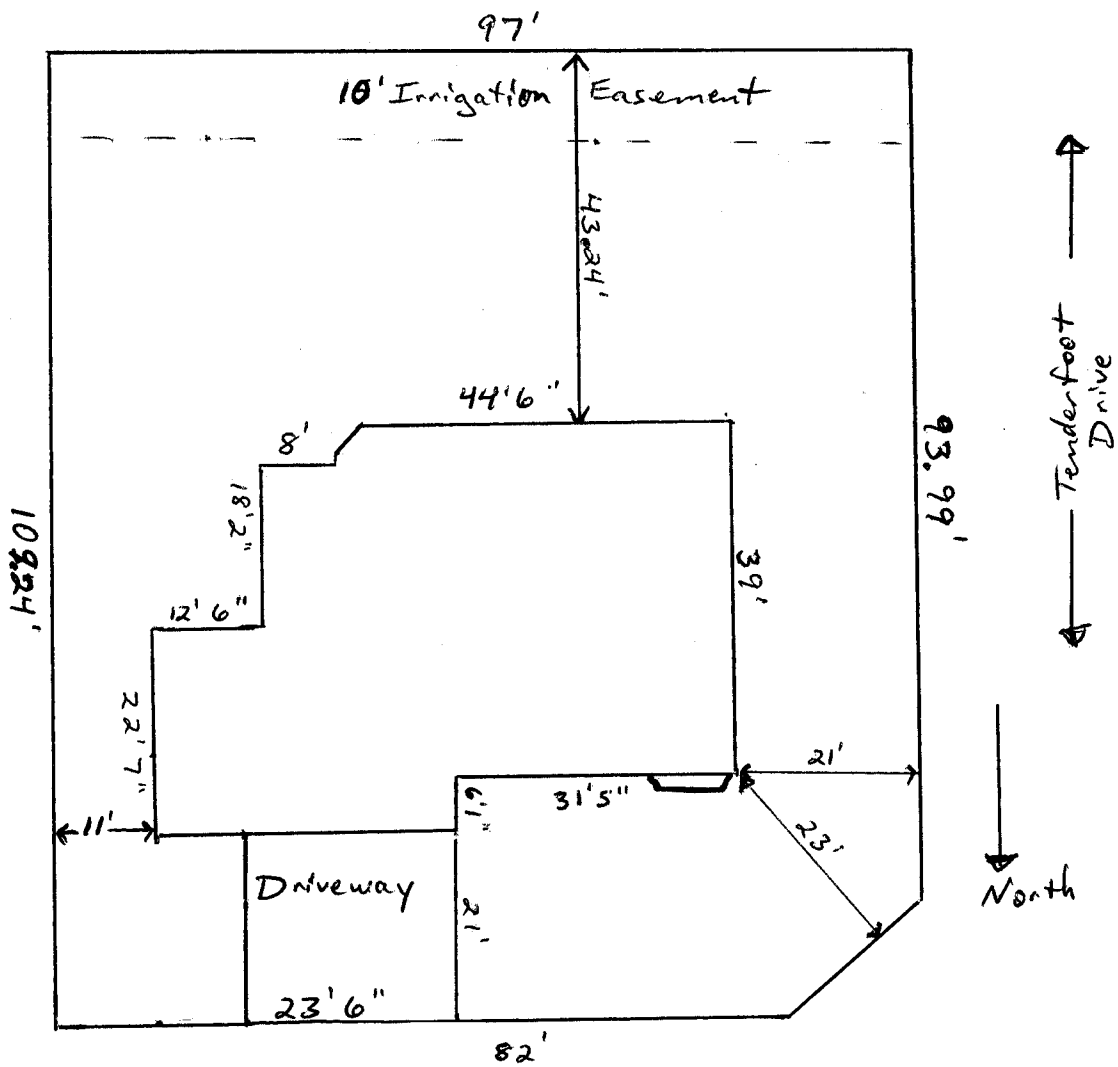
Applicant Signature Bill Grace by PL Date 10/28/02

Department Approval BH Fay Wilson Date 11/7/02

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	Date <u>11/7/02</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)



← B.3 Rd. →

2831 1/2 B.3 Rd.
 Arrowhead Acres II
 Lot 1 Block 4 Filing 3
 Parcel # 2943-303-65-008

ACCEPTED *C. Fay Gibson*
 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.

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 10/31/02