

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 83029



BLDG ADDRESS 2827 B.4 Road SQ. FT. OF PROPOSED BLDGS/ADDITION 1300 house
400 garage

TAX SCHEDULE NO. 2943-303-64-002 SQ. FT. OF EXISTING BLDGS -NA-

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1300 house
400 garage

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

(1) OWNER Pinnacle Homes Inc NO. OF BUILDINGS ON PARCEL
518 28 Rd. Suite A-107 Before: 0 After: _____ this Construction

(1) ADDRESS Grand Junction CO 81501 USE OF EXISTING BUILDINGS -NA-

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

(2) APPLICANT HW Grace TYPE OF HOME PROPOSED:
518 28 Rd. Suite A-107 Site Built _____ Manufactured Home (UBC)

(2) ADDRESS Grand Junction CO 81501 _____ Manufactured Home (HUD)

(2) TELEPHONE 241-6646 _____ 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 PD (RME-5) Maximum coverage of lot by structures 60%

SETBACKS: Front Arlington 20' - B.4 Permanent Foundation Required: YES NO _____
5' / 4' from property line (PL)
 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 1/24/02

Department Approval C. Jay Wilson Date 1/29/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>4536</u>
Utility Accounting	<u>Kate Schreyer</u>	Date	<u>1/30/02</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)

