

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 83999



Your Bridge to a Better Community

BLDG ADDRESS 2832 B.4 SQ. FT. OF PROPOSED BLDGS/ADDITION 1415 House
 TAX SCHEDULE NO. 2943-303-63-005 SQ. FT. OF EXISTING BLDGS 597 Garage
 SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1415 House
 FILING 2 BLK 2 LOT 4 597 Garage
 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 A-107
 (1) TELEPHONE 241-6646
 (2) APPLICANT _____
 (2) ADDRESS _____
 (2) TELEPHONE _____
 USE OF EXISTING BUILDINGS 0
 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 6090
 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).

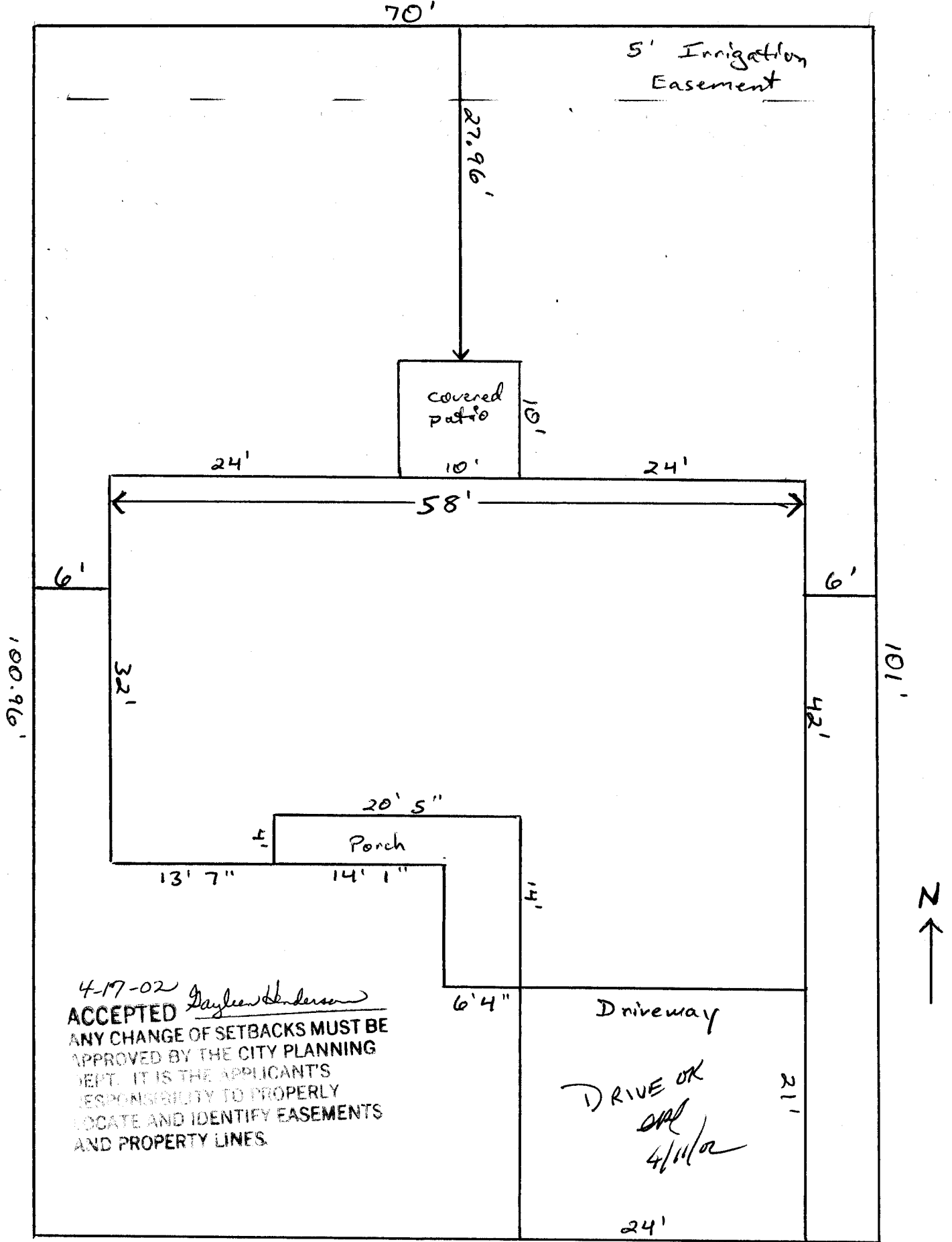
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Paul Labig Date 4/9/02
 Department Approval H. Gayles Anderson Date 4-17-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PL 20msd</u>
Utility Accounting <u>J. Shupe</u>	Date <u>4/17/02</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)



4-17-02
ACCEPTED *Daylene Anderson*
 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.

Driveway
 DRIVE OK
DAJ
 4/11/02

← B.4 Rd. → 70'

2832 B.4 Rd. Lot 4 Block 2 Arrowhead Acres II
 Parcel # 2943-303-63-005 Filing 2