

Topaz +

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

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

BLDG PERMIT NO. 84000



Your Bridge to a Better Community

BLDG ADDRESS 2834 B.4
 TAX SCHEDULE NO. 2943-303-63-006
 SUBDIVISION Arrowhead Acres II
 FILING 2 BLK 2 LOT 5
 (1) OWNER Pinnacle Homes
 (1) ADDRESS 518 28 Rd. Suite A-107
 (1) TELEPHONE 241-6646
 (2) APPLICANT _____
 (2) ADDRESS _____
 (2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 2010 House
433 Garage
 SQ. FT. OF EXISTING BLDGS NONE
 TOTAL SQ. FT. OF EXISTING & PROPOSED 2010 House
433 Garage
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS _____
 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
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL
 Maximum Height 35'

Maximum coverage of lot by structures 60%
 Permanent Foundation Required: YES NO _____
 Parking Req'mt 2
 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 4/17/02
 Department Approval 76. Gaylen Henderson Date 4-17-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>PTDMSD</u>
Utility Accounting <u>[Signature]</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)

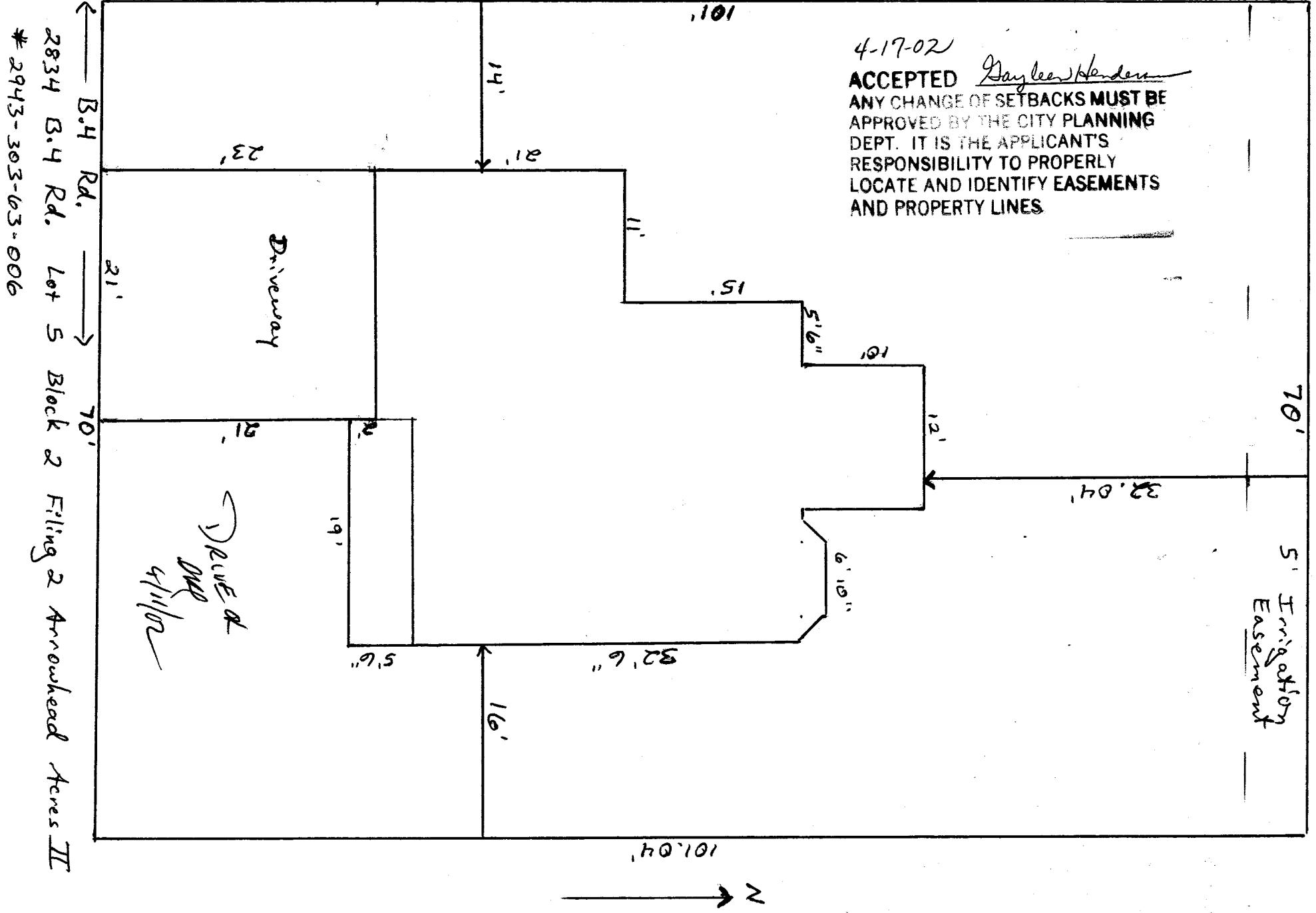
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

4-17-02

ACCEPTED

Gayle Henderson

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



← B.4 Rd. →
 2834 B.4 Rd. Lot 5 Block 2 Filing 2 Arrowhead Acres II
 * 2943-303-63-006

DRIVE & DRIVE WIPER

5' Irrigation Easement

