

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

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

BLDG PERMIT NO. 84350



Your Bridge to a Better Community

BLDG ADDRESS 2835 B.4 SQ. FT. OF PROPOSED BLDGS/ADDITION 1990 House
433 Garage
 TAX SCHEDULE NO. 2943-303-64-006 SQ. FT. OF EXISTING BLDGS none
 SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1990 House
433 Garage
 FILING 2 BLK 3 LOT 5
 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 Same
 (2) ADDRESS _____
 (2) TELEPHONE _____
 USE OF EXISTING BUILDINGS none
 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 60%
 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 x Paul Labig Date 5/14/02
 Department Approval Bill Nuth Date 5-14-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>Paul OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/14/02</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)

73'

5-14-02
ACCEPTED *Rayleen Henderson*
ANY CHANGE OF SPACINGS MUST BE
APPROVED BY THE PLANNING
DEPARTMENT. THE OWNER'S
RESPONSIBILITY FOR ANY
VIOLATIONS OF ZONING ORDINANCES
AND CITY ORDINANCES.

96.96'

27.96'

12'

Patio

10'

5'6"

29'

11'6"

15'

11'

23'

21'

32'6"

10'

97'

Porch

5'6"

21'

19'

Driveway

DRIVE OK
DRP
5/3/02

2
↓

23'

21'

73'

B.4 Road

2835 B.4 Road
Lot 5 Block 3 Filing 2 Arrowhead Acres II
Parcel # 2943-303-64-006