FEE \$	10,00
TCP \$	8
SIF \$	292,00

(White: Planning)

(Yellow: Customer)

## **PLANNING CLEARANCE**

BLDG PERMIT NO. 84350

(Single Family Residential and Accessory Structures)

Community Development Department

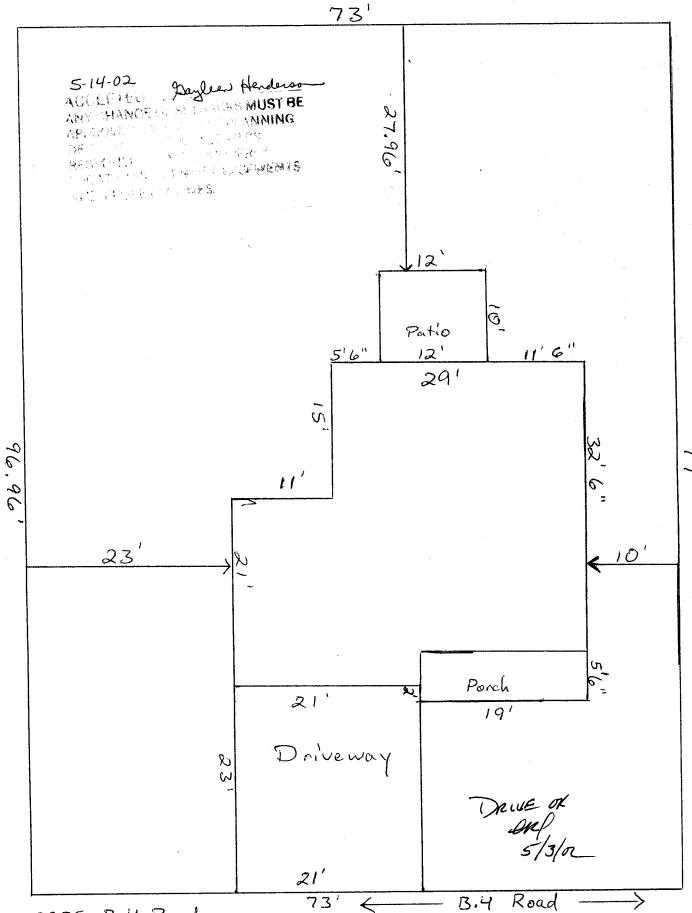


Your Bridge to a Better Community

(Goldenrod: Utility Accounting)

BLDG ADDRESS <u>2835</u> B. 4	SQ. FT. OF PROPOSED BLDGS/ADDITION 433 Garage
	SQ. FT. OF EXISTING BLDGS <u>none</u>
SUBDIVISION Arrowherd Acres II	TOTAL SQ. FT. OF EXISTING & PROPOSED 1990 House
FILING 2 BLK 3 LOT 5	NO. OF DWELLING UNITS: Before: After: this Construction
OWNER <u>Pinnacle</u> Homes	NO. OF BUILDINGS ON PARCEL
(1) ADDRESS 518 28 Rd. Suite A-107	Before: this Construction
(1) TELEPHONE 241-6646	USE OF EXISTING BUILDINGS None
(2) APPLICANT Same	DESCRIPTION OF WORK & INTENDED USE New Home Construct
(2) ADDRESS	TYPE OF HOME PROPOSED:  Site Built Manufactured Home (UBC) Manufactured Home (HUD)
(2) TELEPHONE	Other (please specify)
property lines, ingress/egress to the property, driveway lo	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.  OMMUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE RMF-5	Maximum coverage of lot by structures 60%
SETBACKS: Front <u>20</u> from property line (PL) or from center of ROW, whichever is greater	Permanent Foundation Required: YES $X$ NO
Side 5′ from PL, Rear 25′ from F	Parking Req'mt 2
	Special Conditions
Maximum Height35 - /	CENSUS 13 TRAFFIC 84 ANNX#
structure authorized by this application cannot be occup Occupancy has been issued, if applicable, by the Buildir	ved, in writing, by the Community Development Department. The ied until a final inspection has been completed and a Certificate of ing Department (Section 305, Uniform Building Code).  If the information is correct; I agree to comply with any and all codes,
ordinances, laws, regulations or restrictions which apply t action, which may include but not necessarily be limited	to non-use of the building(s).
Applicant Signature X Taul Labe	Date 3 /14 (02
Department Approval <u>DH ISCU NUM</u>	Date 5-14.02
Additional water and/or sewer tap fee(s) are required:	YES NO WOND ONLY
Utility Accounting	Date 5/14/12
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	(Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(Pink: Building Department)



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