

FEE \$ <u>10.00</u>
TCP \$ <u>0</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 93833



Your Bridge to a Better Community

BLDG ADDRESS: 2836 B.4 SQ. FT. OF PROPOSED BLDGS/ADDITION 1248 house  
 TAX SCHEDULE NO. 2943-303-63-007 SQ. FT. OF EXISTING BLDGS 0 400 garage  
 SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1248 house  
 FILING 2 BLK 2 LOT 6 NO. OF DWELLING UNITS: 400 garage  
 (1) OWNER Pinnacle Homes Before: 0 After: 1 this Construction  
 (1) ADDRESS 518 28 Rd. Suite A-107 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) TELEPHONE 241-6646 USE OF EXISTING BUILDINGS none  
 (2) APPLICANT Same DESCRIPTION OF WORK & INTENDED USE New Home  
Construction  
 (2) ADDRESS \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ 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 0090  
 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 54 ANNEX# \_\_\_\_\_

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).

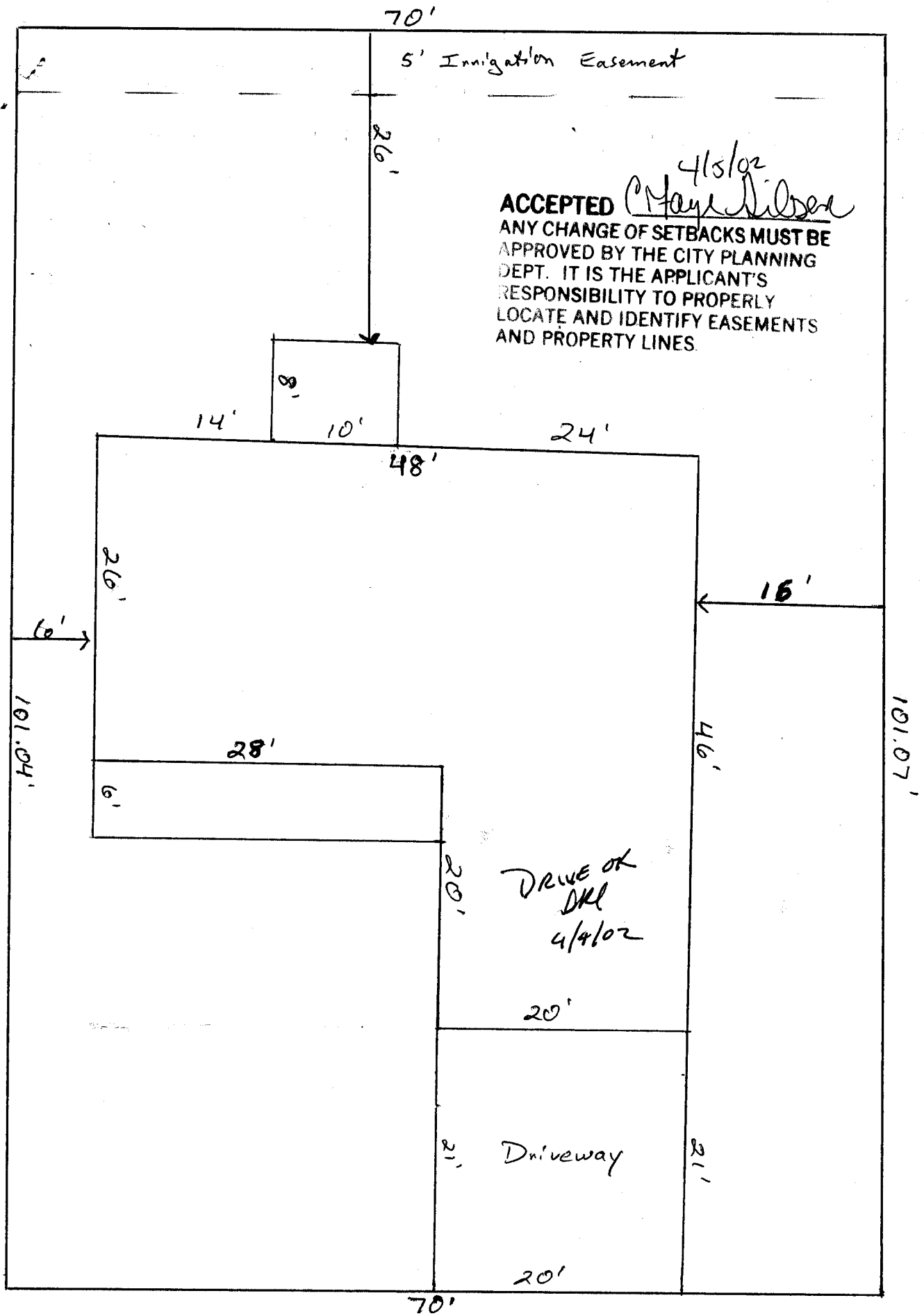
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Paul Labig Date 3/28/02  
 Department Approval J. C. Taylor Date 4/5/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	WHO No <u>Paul @ OMSD</u>
Utility Accounting	<u>J. C. Taylor</u>	Date	<u>4-5-02</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)



2836 B.4 Lot 6 Block 2 Filing 2 Arrowhead Acres II  
 # 2943-303-63-007 ← B.4 Road →