

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 84375



Your Bridge to a Better Community

BLDG ADDRESS 2837 B.4 SQ. FT. OF PROPOSED BLDGS/ADDITION 1436 house
547 garage
TAX SCHEDULE NO. 2943-303-64-007 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1436 house
547 garage
FILING 2 BLK 3 LOT 6 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER Pinnacle Homes NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 518 28 Rd. Suite A107 USE OF EXISTING BUILDINGS NONE
(1) TELEPHONE 241-6646 DESCRIPTION OF WORK & INTENDED USE New Home Construction
(2) APPLICANT same TYPE OF HOME PROPOSED:
(2) ADDRESS _____ 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 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
Special Conditions _____
Maximum Height 35' CENSUS 13 TRAFFIC 84 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 5/2/02
Department Approval 46 Bill Nth Date 5-14-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No
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' Irrigation Easement

5-14-02 *Gayle Henderson*
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

27.92'

60'

12' 12' 7 1/2" 48'

19' 4 1/4" 8' 4' 37'

7' 7' 48' 26' 8" 20' 6" 8' 6" 9' 5' 10' 8" 10' 4"

96.92'

96.96'

6'

26' 8"

20' 6"

12'

21'

21'

Driveway

DRIVE OR
DIP
5/3/02

22'

2837 B.4 Road

73'

B.4 Road

Lot 6 Block 3 Filing 2 Arrowhead Acres II

Parcel # 2943-303-64-007

22