

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

PLANNING CLEARANCE

BLDG PERMIT NO. 83805

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 2838 B.4 SQ. FT. OF PROPOSED BLDGS/ADDITION 1300 house
400 garage
TAX SCHEDULE NO. 2943-303-63-008 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1300 house
400 garage
FILING 2 BLK 2 LOT 7
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 A107
(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)
or _____ from center of ROW, whichever is greater
Permanent Foundation Required: YES NO _____
Side 5' from PL, Rear 25' from PL
Parking Req'mt 2
Special Conditions _____
Maximum Height 35'
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 3/26/02
Department Approval Pat Bushman Date 4-1-02

Additional water and/or sewer tap fee(s) are required:	YES <u>Paid 20MSD</u>	NO	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>4/1/02</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)

70'

5'

Irrigation Easement

4-1-02

Pae Bushman

ACCEPTED BY THE PLANNING DEPARTMENT OF THE COUNTY OF ARIZONA. THE PLANNING DEPARTMENT DOES NOT ASSUME RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

26.11'

28'

8'

50'

26'

101.07'

46'

101.11'

6'

14'

30'

20'

20'

Driveway

DRIVE OK
DMJ
3/28/02

21'

21'



← B.4 Rd. → 70'

2838 B.4 Lot 7 Block 2 Filing 2
2943-303-63-008 Arrowhead Acres II