

FEE \$	10.00
TCP \$	—
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 85129



Your Bridge to a Better Community

BLDG ADDRESS 2839 B.4 SQ. FT. OF PROPOSED BLDGS/ADDITION 1300 house
400 garage

TAX SCHEDULE NO. 2943-303-64-008 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1300 house
400 garage

FILING 2 BLK 3 LOT 7

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Pinnacle Homes Inc NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 528 28 Rd Suite A107

(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)
Other (please specify)

(2) TELEPHONE _____

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 X 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 Paul Labig Date 6-27-02

Department Approval Gayleen Henderson Date 6-27-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PD/MSD</u>
Utility Accounting <u>(Bensley)</u>	Date <u>6/27/02</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

6-27-02
ACCEPTED Gayleen Henderson
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

85.89'

10'

5'

50'

26'

9'

96.92'

96.89'

14'

46'

6'

30'

20'

20'

Driveway
DRIVE OK
DRL
6/24/02



20'

73'

B.4 Rd.

2839 B.4 Rd.

Lot 7 Block 3 Filing 2 Arrowhead Acres 2

2943-303-64-008