

FEE \$	10.00
TCP \$	243.26
SIF \$	292.00

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

BLDG PERMIT NO. 8789U



Your Bridge to a Better Community

BLDG ADDRESS 2831 Acrin
 TAX SCHEDULE NO. 2943-303-62-016
 SUBDIVISION Arrowhead Acres II
 FILING 3 BLK 1 LOT 15
 (1) OWNER Pinnacle Homes
 (1) ADDRESS 578 D8 Rd #A-107
 (1) TELEPHONE 970-241-6646
 (2) APPLICANT Same as above
 (2) ADDRESS _____
 (2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 1557 House
702 Garage
 SQ. FT. OF EXISTING BLDGS NA
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1557 House
702 Garage
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS N/A
 DESCRIPTION OF WORK & INTENDED USE New Home
 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
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL
 Maximum Height 35'

Maximum coverage of lot by structures 60%
 Permanent Foundation Required: YES X NO _____
 Parking Req'mt 2
 Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANNX# _____

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 Bill Grace by: [Signature] Date ~~1/15/03~~ 1/23/03
 Department Approval J.L. Rayleen Henderson Date 1-29-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>pp @ OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/29/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

10
5' Irrigation Easement

1-29-03
100000000
Gayleen Henderson
MUST BE

30.79'

50'

15' 7"

2'

9' 1"

8'

6'

21' 4"

27' 6"

8'

103.29'

103.29'

41' 1/2"

6'

6'

9' 9"

19' 2 1/2"

11'

11'

10'

20'

Driveway

23'

30'

21'

ole
u
1/24/03



2831 Acorn Court
Lot 15 Block 1 Filing 3
Arrowhead Acres II

70' ← Acorn Ct. →

2943-303-62-016