

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

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

BLDG PERMIT NO. 88572



BLDG ADDRESS 2833 Acrin Ct.  
 TAX SCHEDULE NO. 2943.303.62.015  
 SUBDIVISION Arrowhead Acres II  
 FILING 3 BLK 1 LOT 14  
 (1) OWNER Pinnacle Homes  
 (1) ADDRESS 518 28 Rd. A-107  
 (1) TELEPHONE 970.241.4646  
 (2) APPLICANT James S Above  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_

Your Bridge to a Better Community  
 SQ. FT. OF PROPOSED BLDGS/ADDITION House - ~~1431~~ garage - 597  
 SQ. FT. OF EXISTING BLDGS N/A  
 TOTAL SQ. FT. OF EXISTING & PROPOSED House - ~~1431~~ garage - 597  
 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 Const.  
 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  NO \_\_\_\_\_  
 Parking Req'mt 2  
 Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Bill Tracey Date 3/12/03  
 Department Approval C. Tapp Date 4/2/03

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>4-2-03</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)

70'

5' Irrigation Easement

ACCEPTED *3/12/02*  
*C. Taylor*  
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.

30.29'

10'

Patio

24'

3'

8'

10'

10'

10'

9'

3'

24'

163.29'

40'4"

7'

20'5"

Porch

Bay

4'4"

5'

39'4"

163.29'



116

14'

10'

6'4"

21'

24'

24'

*See  
see  
3/21/03*

2833 Acrin  
Arrowhead Acres II Filing 3  
Lot 14 Block 1 Tax# 2943.303.02.015

70' ← Acrin Ct →