

FEE \$	10.00
TCP \$	243.20
SIF \$	292.00

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

BLDG PERMIT NO. 88515



BLDG ADDRESS 2839 Acker SQ. FT. OF PROPOSED BLDGS/ADDITION House - 2010 Garage - 433  
 TAX SCHEDULE NO. 0943303.00.012 SQ. FT. OF EXISTING BLDGS N/A  
 SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED House - garage -  
 FILING 3 BLK 1 LOT 11 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 A-107 USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 970.241.6646 DESCRIPTION OF WORK & INTENDED USE New Home Construction  
 (2) APPLICANT Same as above TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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) 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  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Billy Tracey: info Date Feb. 17, 2003  
 Department Approval CFO Mike Magor Date 3/25/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>0MS0</u>
Utility Accounting	<u>Mike</u>	Date	<u>3/25/03</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)

21.39' 10' IRRIGATION EASEMENT 140.60'

ACCEPTED 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.

5' Irrigation Easement

10

9362 SQ. FT.

2841

77.28' 77.28' 82.58' 23"E

2842

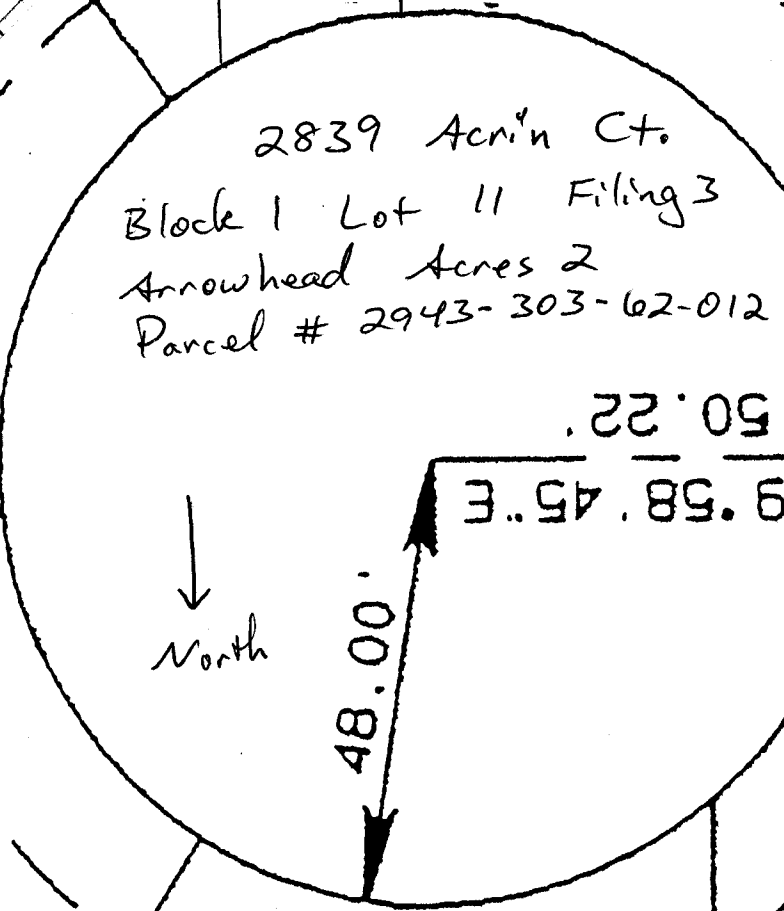
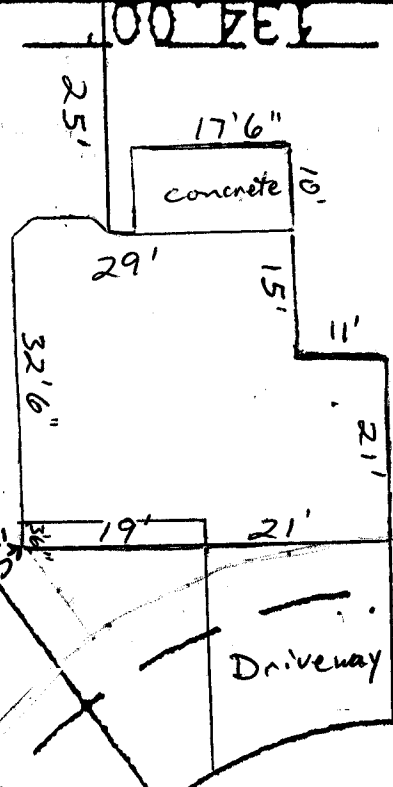
9545 SQ. FT.

9

21.18"W 11.11' FT.

2840

10.00"W .07'



2839 Acn'n Ct.  
Block 1 Lot 11 Filing 3  
Arrowhead Acres 2  
Parcel # 2943-303-62-012

North

3/25/03  
4.4  
3/22/04  
3/12/04

S00°07'0032"W 97.58'