

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

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

BLDG PERMIT NO. 87851



Your Bridge to a Better Community

BLDG ADDRESS 2840 Acacia Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1724 house  
646 garage  
 TAX SCHEDULE NO. 2943-303-62-009 SQ. FT. OF EXISTING BLDGS NA  
 SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1724 house  
646 garage  
 FILING 3 BLK 1 LOT 8 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 Inc  
518 28 Rd. Ste 4-07  
 (1) ADDRESS CS CO 81501 USE OF EXISTING BUILDINGS NA  
 (1) TELEPHONE 241-6646 DESCRIPTION OF WORK & INTENDED USE New Home  
Construction  
 (2) APPLICANT same TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ 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 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 TSW Garage by PL Date 1/21/03  
 Department Approval Wisher Maza Date 1/27/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	<u>W/O No. OMSD</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/27/03</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)

636.22'

32.74'

122.51'

70.00'

20' 0 M.I.D.

IRRIG/DRAINAGE EASEMENT

1

8640 SQ. FT.

110.07'

61' 50.6"

31.6"

41.4"

19.8"

10'

3.6"

29.6"

47"

25'

30'

ACCEPTED

*Mishi Aragon* 2/27/03

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY ENGINEER

8545

9

NO PROPERTY LINES

500.04' 15" W

124.39'

10' IRRIGATION EASEMENT

2840

2842

2838

50.51'

2840 Acrin Ct.  
Lot 8 Block 1  
Filing 3  
Arrowhead Acres II  
Parcel # 2943-303-62-009  
OK  
1/27/03

48.00'

N82°58'23"E

77.28'

S89°58'45"E

50.22'

Acrin Ct.

N

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N