

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

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

BLDG PERMIT NO. 87879



Your Bridge to a Better Community

BLDG ADDRESS 2842 Acorn Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2010 house
433 garage

TAX SCHEDULE NO. 2943-303-62-010 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 2010 house
433 garage

FILING 3 BLK 1 LOT 9 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 518 28 Rd. Ste A-107
GT CO 81501

(1) TELEPHONE 241-6646 USE OF EXISTING BUILDINGS NA

(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'/25' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5'/3' from PL, Rear 25'/5' from PL
 Permanent Foundation Required: YES NO _____

Maximum Height 35' 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 Grace by PL Date 1/21/03
 Department Approval St Gaylean Henderson Date 1-27-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>pp@omw</u>
Utility Accounting <u>l Bewsley</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)

North ↑

500' 04' 15" W

62.71'

121.39' 10' IRRIGATION EASEMENT

1-29-03
1000 FT

Dayle Henderson

IRRIG/DRAINAGE EASEMENT

ALL WORKS MUST BE
APPROVED BY LOCAL
PLANNING
DEPARTMENT TO PROTECT
IRRI AND IDENTIFY EASEMENTS
AND PROPERTY LINES

9545 SQ. FT.

9

S32° 01' 18" W
125.11'

122.51'

O.M.I.D.

9246 SQ. FT.

8

He
W
1/29/03
S00° 00' 00" W
110.07'

2842

2899

2842 Acorn Court
Lot 9 Block 1 Filing 3
Arrowhead Acres II
2943-303-62-010

48.00'

2890

636.22'

70.00'

20'

8640 SQ. FT.

7

1

2838

50.51'

← Acorn Court →

S89° 58' 45" E

50.22'

N