

FEE \$	10.00
TCP \$	24326
SIF \$	292.00

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

BLDG PERMIT NO. 87723



BLDG ADDRESS 2801e B.3 Rd.
 TAX SCHEDULE NO. 2943.303.1e7.014
 SUBDIVISION Arrowhead Acres II
 FILING 3 BLK 2 LOT 1
 (1) OWNER Pinnacle Home, Inc.
 (1) ADDRESS 518 28 Rd A-107
 (1) TELEPHONE 970.241.4646
 (2) APPLICANT Same as above
 (2) ADDRESS _____
 (2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS House-1415 garage-597
 SQ. FT. OF EXISTING BLDGS N/A
 TOTAL SQ. FT. OF EXISTING & PROPOSED House-1415 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 construction
 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 90
 Permanent Foundation Required: YES NO _____
 Parking Req'mt 2
 Special Conditions below grade construction not recommended
 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).

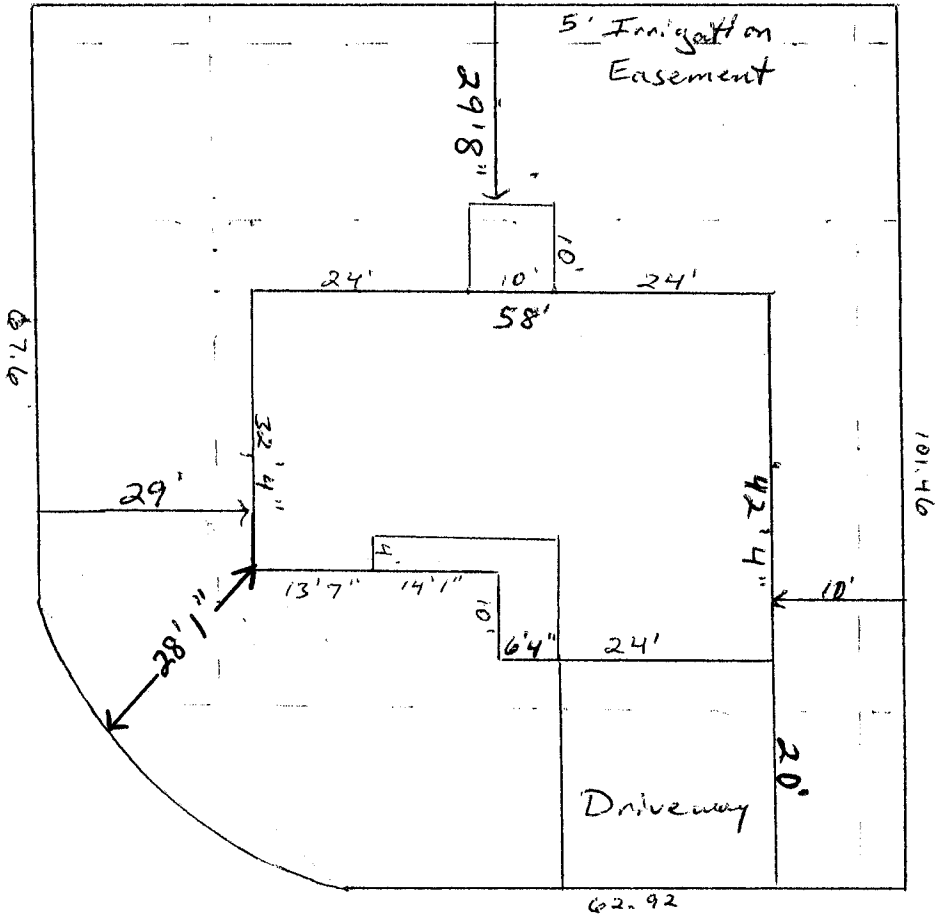
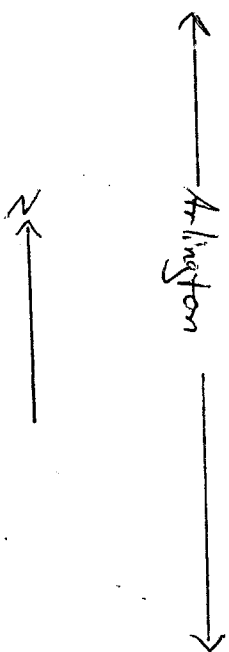
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Bill Space by: mjo Date Jan. 07, 2003
 Department Approval Wishu Magar Date 1-14-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. _____
Utility Accounting <u>M. Lee</u>	Date <u>1/14/03</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)



← B.3 Road →

2826 B.3 Road
 Lot 1 Block 2 Arrowhead Acres II
 Filing 3
 Parcel # 2943-303-67-014

DRIVE OK
 EH
 1/14/03

ACCEPTED
 1/14/03
 ALISHA DRAGAN

CONFORMS TO PROPERTY
 STATE AND IDENTIFY EASEMENTS
 AT APPROPRIATE PLACES