

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

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

BLDG PERMIT NO. 88367



BLDG ADDRESS 2839 B3 Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION Home-1415 garage-597

TAX SCHEDULE NO. 0943.303.07.017 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED Home-1415 garage-597

FILING 3 BLK 2 LOT 4

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

(1) ADDRESS 518 D8 Rd. A-107

USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970.241.1664

DESCRIPTION OF WORK & INTENDED USE New Home Construction

(2) APPLICANT Same as above

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(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' 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 \_\_\_\_\_ 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 Betty Grace by: info Date Feb 25, 2003

Department Approval A.C. Faye Gibson Date 3/7/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O NO <input type="checkbox"/>
Utility Accounting	Date <u>3/2/03</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

27.65'

18"

Extra Concrete Covered Pat'io

24' 10'

10'

24'

58'

3/7/03

*C. Fair Wilson*

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.

101.14'

30' 4"

5'

100.98'

20' 4"

7'

20' 5"

Porch

4' 4"

13' 7"

13' 11"

14' 4"

10'

24'

6' 6"

OK  
OK  
3/3/03

Driveway

10'

21'

24'

2832 B.3 Road 70'

B.3 Rd.

Arrowhead Acres II

Lot 4 Block 2 # 2943-303-67-017  
Filing 3

