FEE $ 10.00
TCP $ 243.26
SIF $ 292.00

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

BLDG PERMIT NO. 88092

Your Bridge to a Better Community

BLDG ADDRESS 2833 B. 3 Road   SQ. FT. OF PROPOSED BLDGS/ADDITION 1437 house
                                                                    455 garage

TAX SCHEDULE NO. 2943-303-65-009 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Arrowhead Acres II   TOTAL SQ. FT. OF EXISTING & PROPOSED 1437 house
                                                                    455 garage

FILING 3 BLK 4 LOT 2   NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER Pinnacle Homes Inc. NO. OF BUILDINGS ON PARCEL
(1) ADDRESS 518 28 Rd. Suite A-107 Before: 0 After: 1 this Construction
Grand Junction CO 81501

(1) TELEPHONE 241-6646   USE OF EXISTING BUILDINGS N/A

(2) APPLICANT same   DESCRIPTION OF WORK & INTENDED USE New Home Construction

(2) ADDRESS _____   TYPE OF HOME PROPOSED:
X Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)

(2) TELEPHONE _____   _____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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-S

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

Maximum Height 35'

Maximum coverage of lot by structures 60%

Permanent Foundation Required: YES ✓ NO _____

Parking Req'mt 2

Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNX# _____

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 P.L.   Date 2/6/03

Department Approval Bill Baylee Henderson   Date 2-13-03

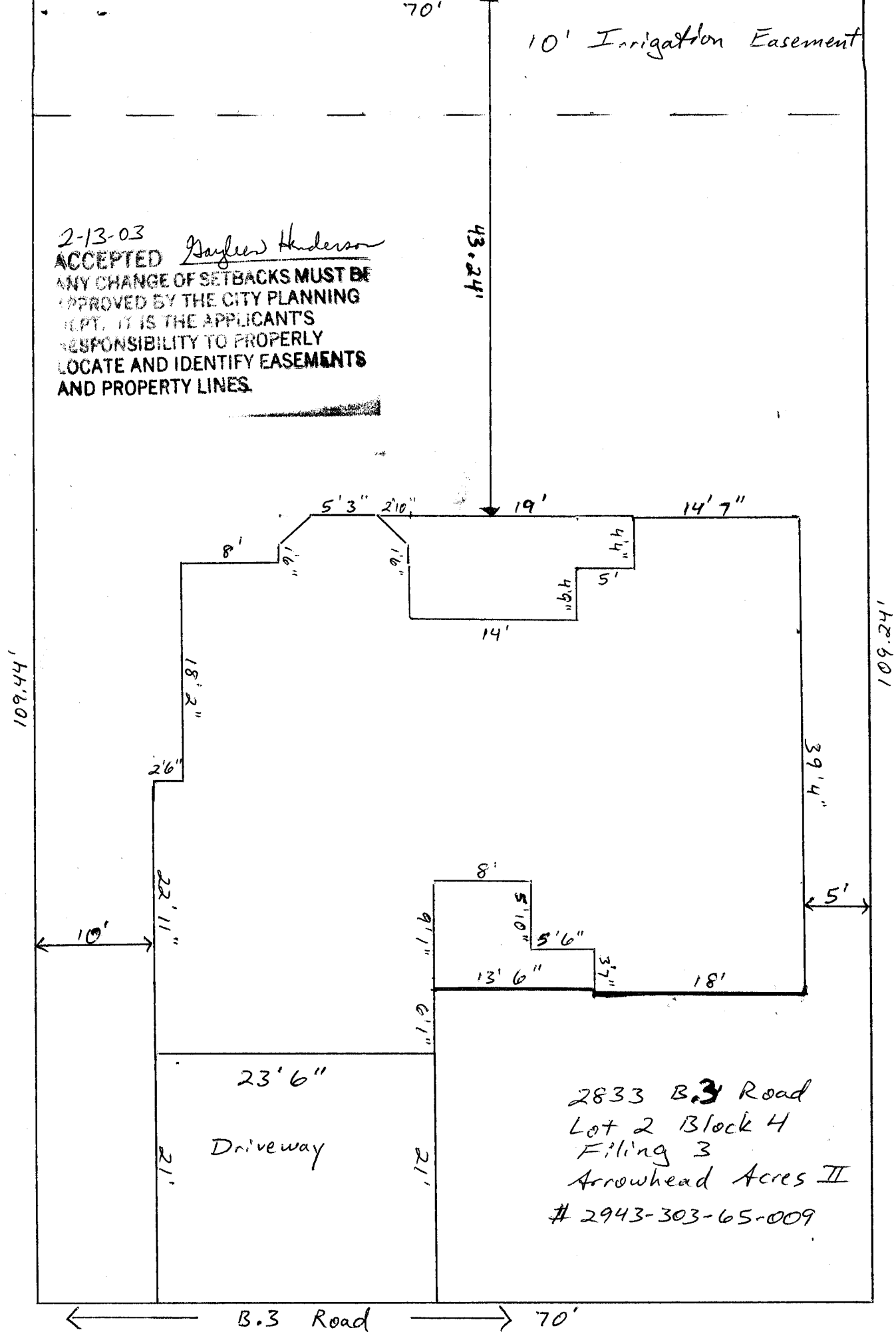| Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	W/O No.
Utility Accounting		Date 2/13/03	

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'

10' Irrigation Easement

North

43.24'

5' 3"   2' 10"   19'   14' 7"

8'

4' 4"

4' 9"   5'

14'

109.44'

18' 2"

142.501'

39' 4"

2' 6"

22' 11"

8'

5' 10"

5'

5' 10"

5' 6"

5'

10'

9' 1"

3' 7"

13' 6"   18'

6' 1"

23' 6"

Driveway

21'   21'

2833 B.3 Road
Lot 2 Block 4
Filing 3
Arrowhead Acres II
2943-303-65-009

11/10/03

B.3 Road   70'