

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

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

BLDG PERMIT NO. 90412



Your Bridge to a Better Community

BLDG ADDRESS 2834 B.3 Rd.  
 TAX SCHEDULE NO 2743.303.07.019  
 SUBDIVISION Arrowhead Acres II  
 FILING 3 BLK 2 LOT 6  
 (1) OWNER Pinnacle Homes  
 (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/ADDITION 1976 house  
 SQ. FT. OF EXISTING BLDGS N/A 433 garage  
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1976 house  
433 garage  
 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 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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 E TRAFFIC \_\_\_\_\_ 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 Billy Mac Kay: UNB Date 7/15/03  
 Department Approval C. Jay Nelson Date 7/17/03

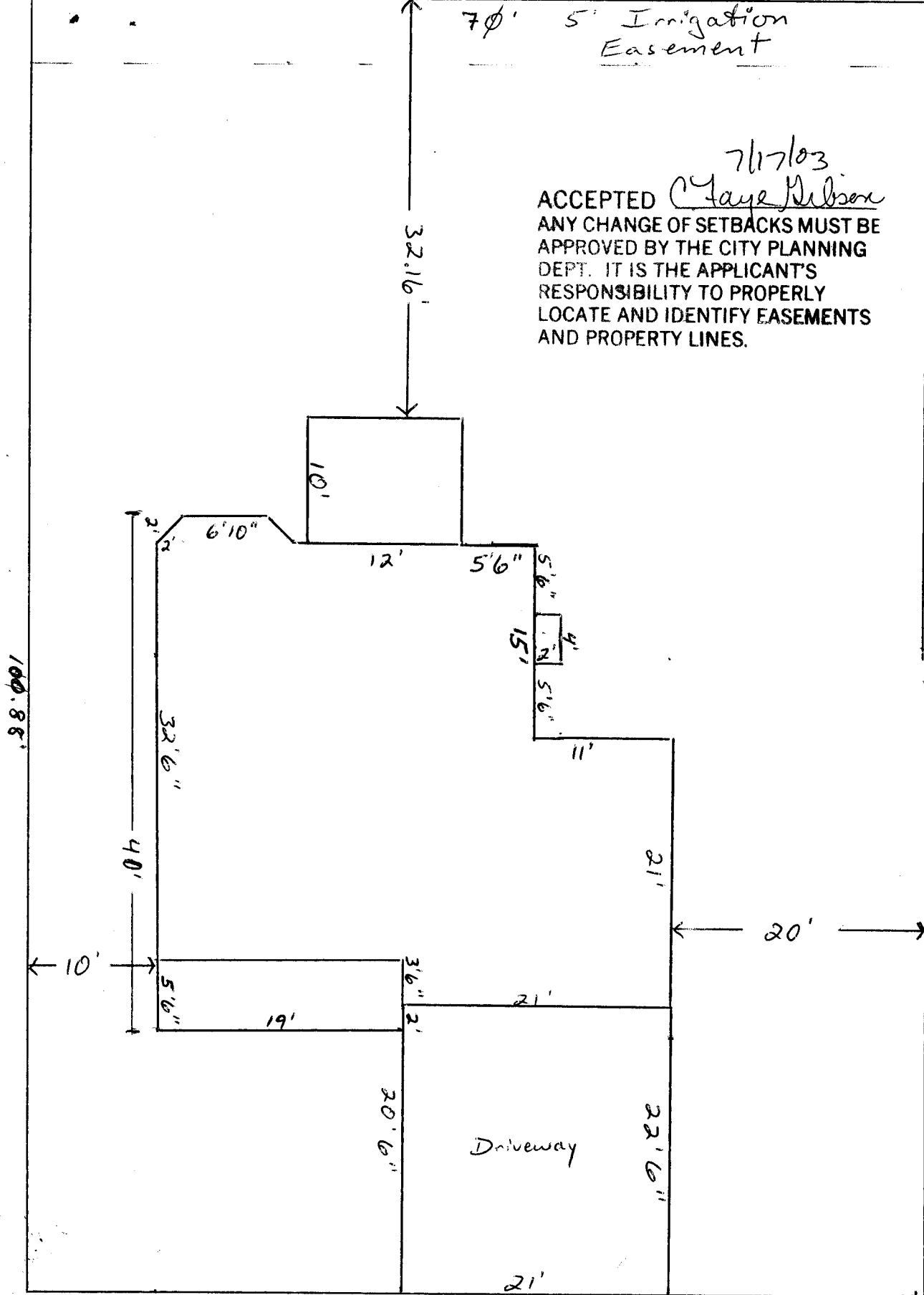
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>0</u>
Utility Accounting <u>Chy Col</u>	Date <u>7/17/03</u>		

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

7/17/03

ACCEPTED C. Gaye Nelson  
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.



← B.3 Rd. → 70'

2834 B.3 Road  
# 2943-303-67-019  
Lot 6 Block 2 Filing 3  
Arrowhead Acres II

OL  
W  
7/16/03