

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

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

BLDG PERMIT NO. 909024



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BLDG ADDRESS 2836 B.3 Rd.  
 TAX SCHEDULE NO. 2943.303107.020  
 SUBDIVISION Arrowhead Acres II  
 FILING 3 BLK 2 LOT 7  
 (1) OWNER Pinnacle Homes  
 (1) ADDRESS 3111 F Road  
 (1) TELEPHONE 970.241.6646  
 (2) APPLICANT Same as above  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_

SQ. FT. OF PROPOSED BLDGS/ADDITION House - 2412 Garage - 471  
 SQ. FT. OF EXISTING BLDGS N/A  
 TOTAL SQ. FT. OF EXISTING & PROPOSED House - 2412 Garage - 471  
 NO. OF DWELLING UNITS: 1  
 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'  
E

Maximum coverage of lot by structures 60%  
 Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Parking Req'mt 2  
 Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ 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 Bill Cray Date 8/19/03  
 Department Approval 16. Gaylen Hendel Date 8-22-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. paid @ OMSD.
Utility Accounting <u>Kelsberry</u>	Date	<u>8/22/03</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)

5' Irrigation Easement

8-22-03 Gayle Henderson  
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.

100.666

31.66'

30'6"

10'

Patio

6'10"  
Bay  
10'10"

31'2"

42'

40'

100.666'

36'

30'6"

8'

23'

2'3/4"

19'

5'6"

20'

23'

Driveway

21'

23'

al  
u  
8/19/03

70'

2836 B3 Rd

2836 B.3 Road  
Tax# 2943.303.67.020

LOT 7, BLOCK 2  
Arrowhead Acres II, filing 3