

FEE \$	10.00
TCP \$	243.20
SIF \$	292.00

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

BLDG PERMIT NO. 87633



Your Bridge to a Better Community

BLDG ADDRESS 2839 B.B Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1415 house
597 garage
 TAX SCHEDULE NO. 2943-303-05-012 SQ. FT. OF EXISTING BLDGS NA
 SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1415 house
597 garage
 FILING 3 BLK 4 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Pinnacle Homes, Inc. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 51828 Rd A-107
 (1) TELEPHONE 970.241.6646 USE OF EXISTING BUILDINGS N/A
 (2) APPLICANT Pinnacle Homes DESCRIPTION OF WORK & INTENDED USE Newhome
 (2) ADDRESS 51828 Rd. A-107 TYPE OF HOME PROPOSED:
 (2) TELEPHONE 970.241.6646 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 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 13 TRAFFIC 84 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 Grace by: mjo Date Dec. 13, 2002
 Department Approval NA C. Jaye Wilson Date 1/2/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No.
Utility Accounting	<u>CM</u>		Date <u>1/31/03</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'

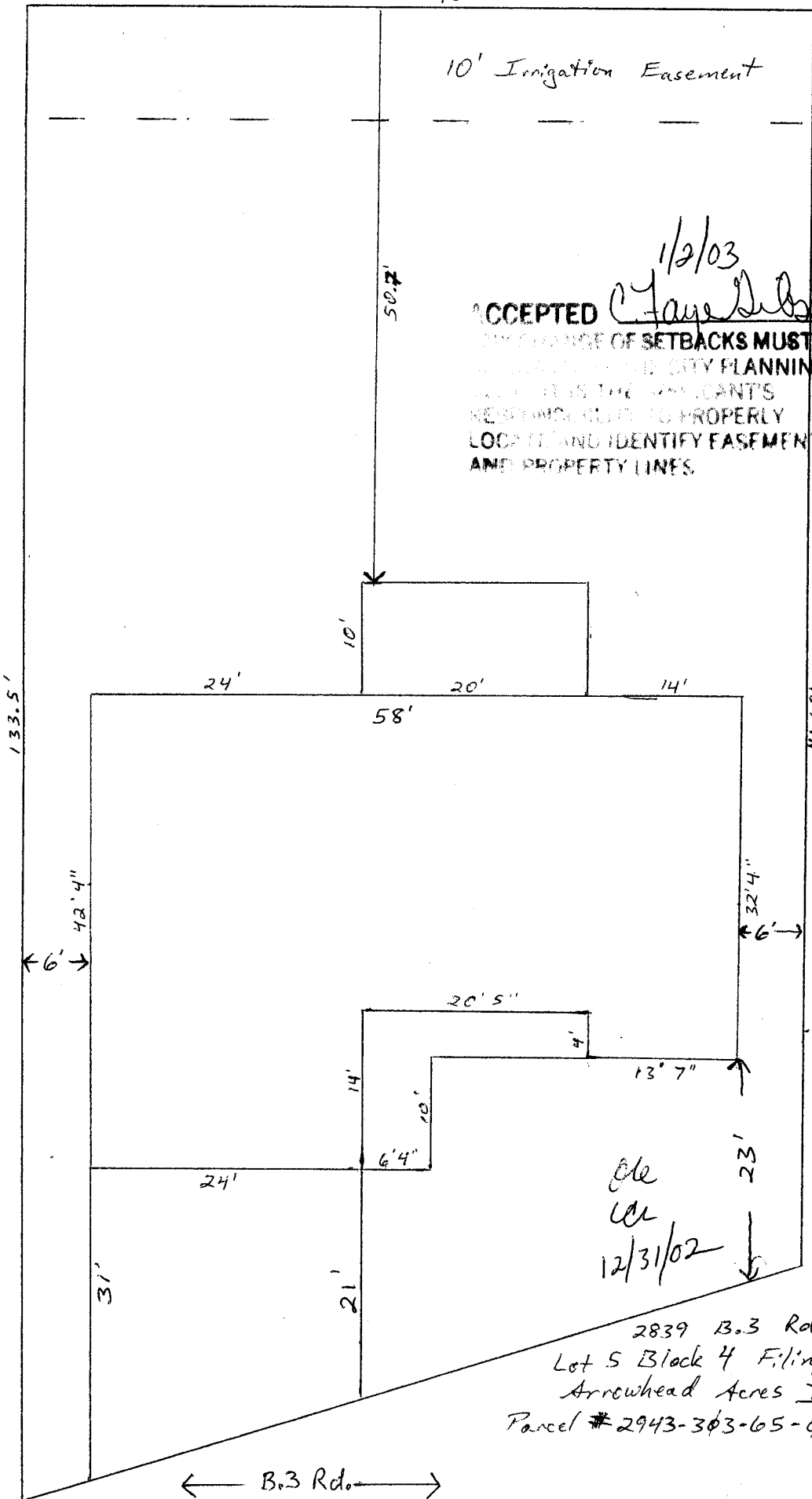
10' Irrigation Easement

1/2/03

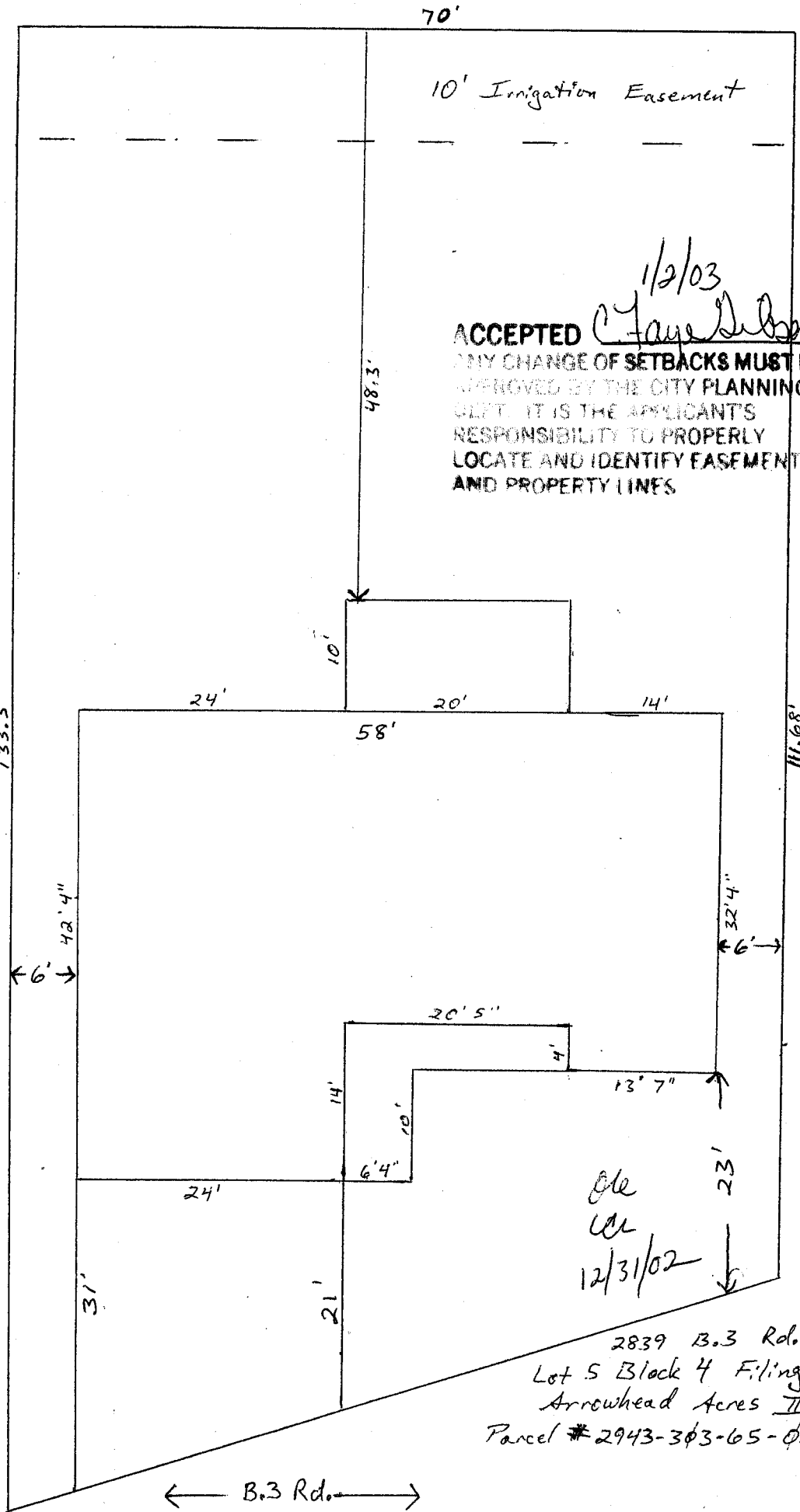
ACCEPTED

C. Gaye DeBor

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT AS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



ole
ole
 12/31/02
 2839 B.3 Rd.
 Lot 5 Block 4 Filing 3
 Arrowhead Acres II
 Parcel # 2943-303-65-012



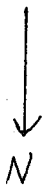
70'

10' Irrigation Easement

1/2/03

ACCEPTED *C. Faye Wilson*
 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

1-8-03 *Gaylean 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.



OK
OK
 12/31/02
 2839 B.3 Rd.
 Lot 5 Block 4 Filing 3
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← B.3 Rd. →