

FEE \$	10.00
TCP \$	248.26
SIF \$	292.00

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

BLDG PERMIT NO. 89503



Your Bridge to a Better Community

BLDG ADDRESS 2841 B.3 Rd.  
 TAX SCHEDULE NO. 2943.303.65.013  
 SUBDIVISION Arrowhead Acres II  
 FILING 3 BLK 4 LOT 6  
 (1) OWNER Pinnacle Homes, Inc.  
 (1) ADDRESS 518 28 Rd. A-107  
 (1) TELEPHONE 970.241.6646  
 (2) APPLICANT James AD Above  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_

SQ. FT. OF PROPOSED BLDGS/ADDITION 1557 house  
 SQ. FT. OF EXISTING BLDGS N/A 722 garage  
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1557 house  
722 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  
 SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5'10' from PL, Rear 25' from PL  
 Maximum Height 35'

Maximum coverage of lot by structures 60%  
 Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Parking Req'mt 2  
 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 Bill Grace by MFA Date 5/15/03  
 Department Approval F.B. Gaylen Henderson Date 5-20-03

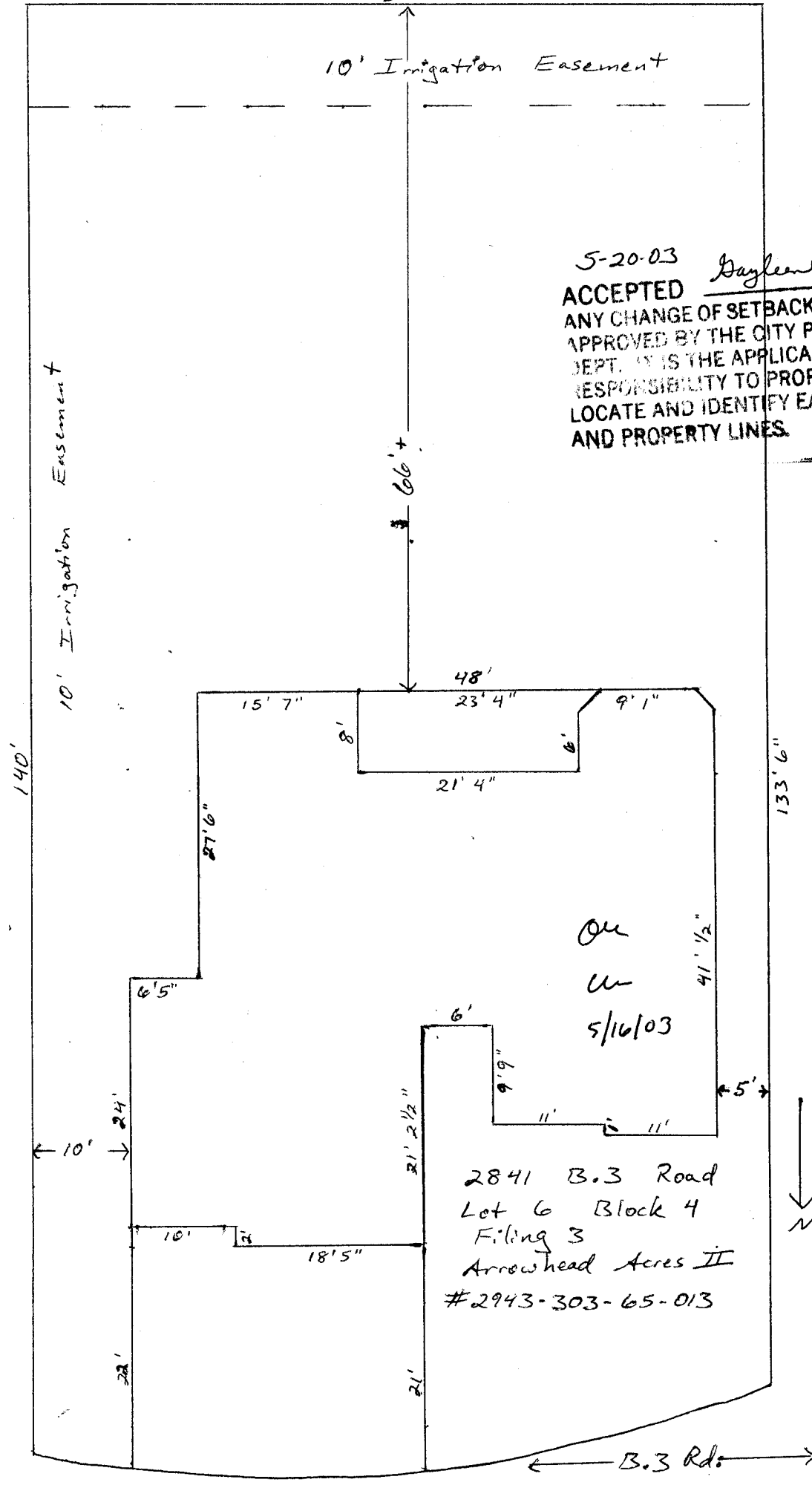
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Pl on 4486</u>
Utility Accounting <u>Bob Overholt</u>		Date <u>5/20/03</u>	

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)

71' 5"  
10' Irrigation Easement

5-20-03 Gayleen 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  
u  
5/16/03

2841 B.3 Road  
Lot 6 Block 4  
Filing 3  
Arrowhead Acres II  
#2943-303-65-013



← B.3 Rd. →