

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

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

BLDG PERMIT NO. 88224



Your Bridge to a Better Community

BLDG ADDRESS 2832 1/2 B.3 Rd
 TAX SCHEDULE NO. 2943.303.67.018
 SUBDIVISION Arrowhead Acres II
 FILING 3 BLK D LOT 5
 (1) OWNER Pinnacle Homes
 (1) ADDRESS 518 D8 Rd A-107
 (1) TELEPHONE 970.241.6646
 (2) APPLICANT Same
 (2) ADDRESS _____
 (2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION House - 1415 garage - 597
 SQ. FT. OF EXISTING BLDGS N/A
 TOTAL SQ. FT. OF EXISTING & PROPOSED House - 1415 garage - 597
 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 BMF-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'

Maximum coverage of lot by structures 6090
 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 Betty Tracey - info Date Feb. 12, 2003
 Department Approval F.L. Miskin Mayor Date 3/3/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>Pat Omsd</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/3/03</u>		

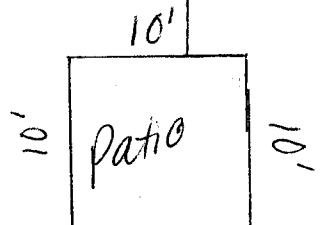
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

70'

5' Irrigation Easement

ACCEPTED *Y. Ashu Chagan* 3/3/03
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.

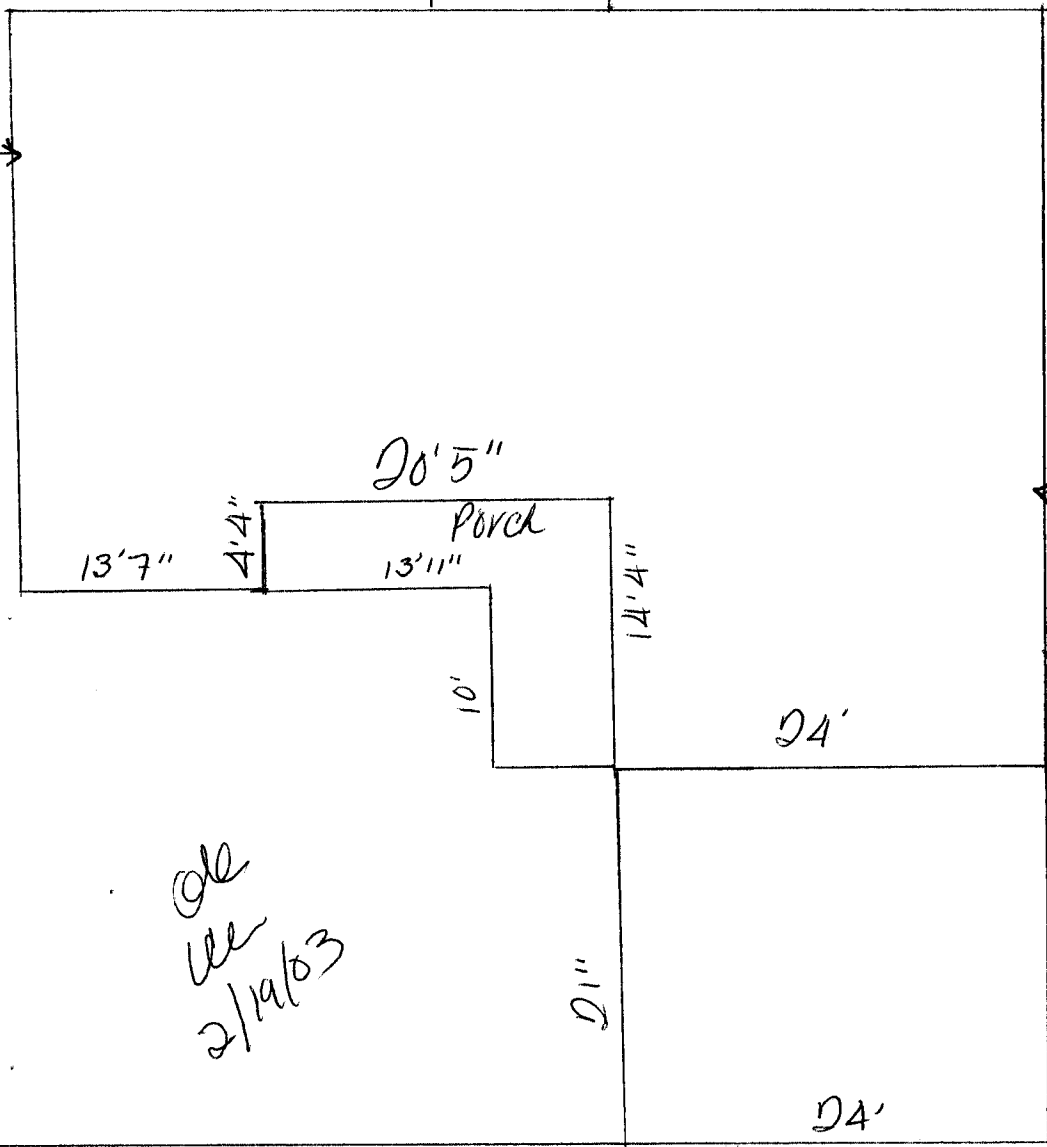
07.50'



24'

24'

100.98'
5'
30'4"



100.80'



OK
we
2/19/03

2830 1/2 B.3
Arrowhead Acres II Filing 3
2943.303.67.018
70' ← B3 Rd →
Lot 5 Block 2