

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 81779



Your Bridge to a Better Community

BLDG ADDRESS 2825 Maverick Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1558 sf. house
552 sf. garage

TAX SCHEDULE NO. 2943-303-67-001 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1558 sf. house
552 sf. garage

FILING 2 BLK 4 LOT 1 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 518 28 Rd Suite A107
On S CO 81501 USE OF EXISTING BUILDINGS NA-

(1) TELEPHONE 241-6646 DESCRIPTION OF WORK & INTENDED USE New Home Construction

(2) APPLICANT Hw Grace TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC) 2001
 Manufactured Home (HUD) Other (please specify) TB

(2) ADDRESS same

(2) TELEPHONE 241-6646

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 PD Maximum coverage of lot by structures 60%

SETBACKS: Front 20'14" 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).

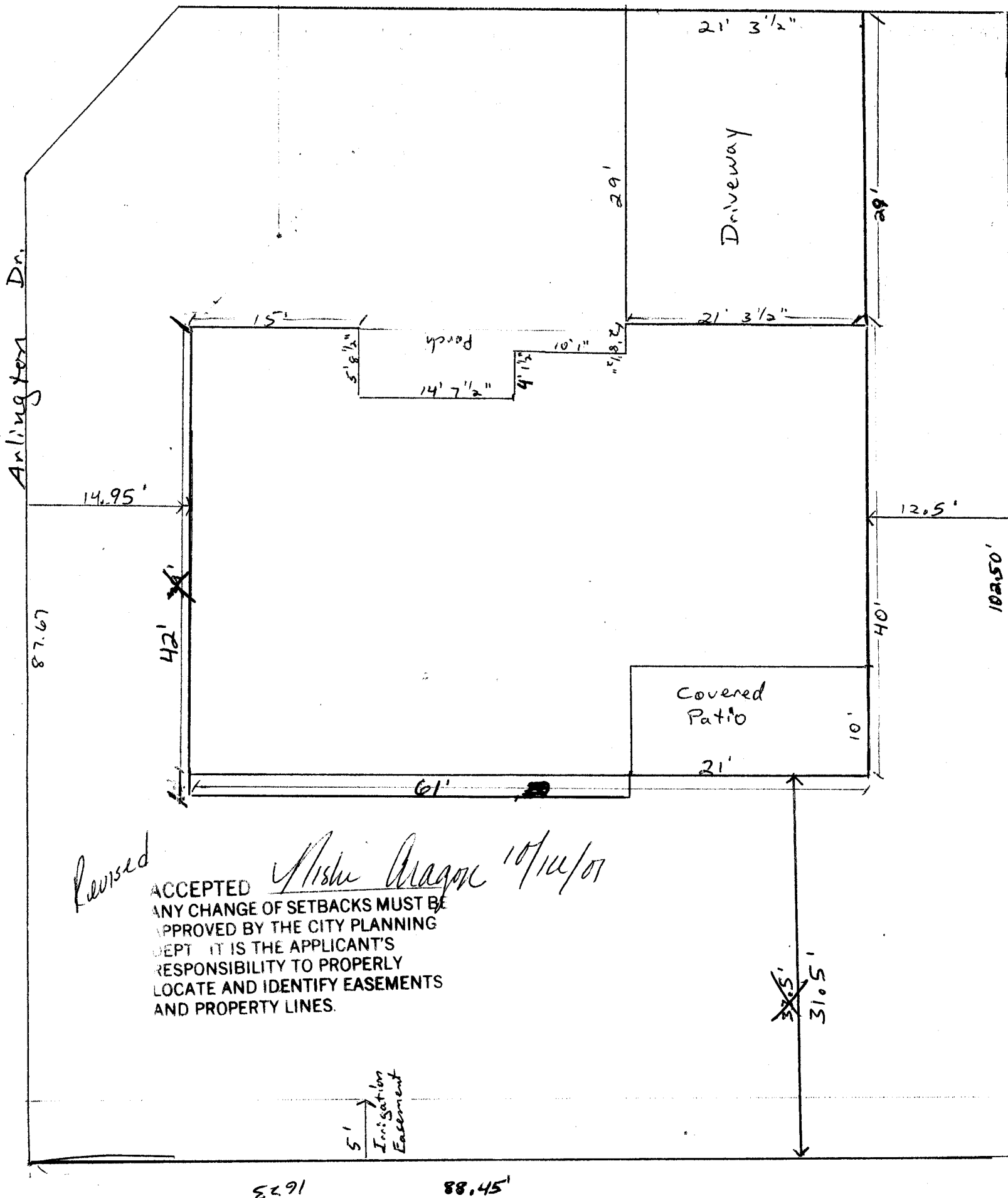
Applicant Signature Pat Bushman Date 10/2/01

Department Approval Pat Bushman Date 10-04-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>paid at OMSD</u>
Utility Accounting <u>UBensley</u>	Date	<u>10/4/01</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)



Revised

Ashli Aragon 10/14/07

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.