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|----------------------|
| FEE \$ <u>10.00</u> |
| TCP \$ |
| SIF \$ <u>292.00</u> |

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

BLDG PERMIT NO. 79388



Your Bridge to a Better Community

BLDG ADDRESS 2830 MAVERICK DR.
 TAX SCHEDULE NO. 2943-303-04-015
 SUBDIVISION ARROWHEAD ACRES II
 FILING 2 BLK 3 LOT 14

House 1414 + GNR 576 =
 SQ. FT. OF PROPOSED BLDGS/ADDITION 1980
 SQ. FT. OF EXISTING BLDGS 0
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1980

(1) OWNER GERALD SLAUGH
 (1) ADDRESS 1000 N. 9TH ST #12 81501
 (1) TELEPHONE 243-7696
 (2) APPLICANT MARK 'JAKE' JACOBSON
GRAND MESA HOMES INC.
 (2) ADDRESS PO 1373 G.S CO 81502
 (2) TELEPHONE 523-9733

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 SFD
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

Call when ready

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'

Maximum coverage of lot by structures 60 90
 Permanent Foundation Required: YES NO
 Parking Req'mt 2
 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 Mark Jacobson Date 4/9/01
 Department Approval Misha Magon Date 4/10/01

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>13886</u> |
| Utility Accounting <u>Kettel</u> | | | Date <u>4/11/01</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)

71.00

10' IRRIGATION EASEMENT

35' REAR

ARROWHEAD ACRES II
FILING II
LOT 14, BLOCK 3



58'

5'

8'

ACCEPTED *Alisa Aragon 4/10/01*
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.

102.76'

102.72'

3'x3'
LANDING

39'

42'

ARROWHEAD II
SERIES 2827-01

20'

14'

12'

24'

2830
MAVERICK DR

14' MULTIPURPOSE EASEMENT

S

25'
DRIVEWAY

DRIVE OK
DRL
4/10/01

18'

W

71.00

2830 MAVERICK DRIVE