

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

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

BLDG PERMIT NO. 82727



Your Bridge to a Better Community

BLDG ADDRESS 2831 Maverick Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1436 house
547 garage

TAX SCHEDULE NO. 2943-303-67-004 SQ. FT. OF EXISTING BLDGS -NA-

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1436 house
547 garage

FILING 2 BLK 4 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Pinnacle Homes Inc. NO. OF BUILDINGS ON PARCEL DATA
 Before: 0 After: 1 this Construction

(1) ADDRESS 518 28 Rd. Suite A-107 USE OF EXISTING BUILDINGS -NA-
G.J. CO 81501

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

(2) APPLICANT HW Grace TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 518 28 Rd. Suite A-107
G.J. CO 81501

(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 / RMF-5 Maximum coverage of lot by structures 6090

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 Paul Labig Date 12/12/01

Department Approval CFB Gayle Henderson Date 12-28-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Per out CMUSD 14460</u>
Utility Accounting	<u>Bensley</u>	Date	<u>12/28/01</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'

12-28-01 *Gaylen 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.

32' 6"

60'

12'

5' 6"

covered patio

19' 4"

102' 50"

8'

48'

26' 8"

Driveway

22'

9'

covered entry

10' 8"

10' 4"

5' 6"

37'

102' 50"

DRIVE ON
David R. P...
12/21/01

North

71'

← Maverick Drive →

2831 Maverick Drive Lot 4 Block 4 #2943-303-67-004
Arrowhead Acres II Filing 2