

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

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

BLDG PERMIT NO. 82726



Your Bridge to a Better Community

BLDG ADDRESS 2833 Maverick Dr.
 TAX SCHEDULE NO. 2943-303-67-005
 SUBDIVISION Arrowhead Acres II
 FILING 2 BLK 4 LOT 5
 (1) OWNER Pinnacle Homes Inc.
 (1) ADDRESS 518 28 Rd. Suite A-107
 (1) TELEPHONE 241-6646
 (2) APPLICANT HW Grace
 (2) ADDRESS 518 28 Rd. Suite A-107
 (2) TELEPHONE 241-6646

SQ. FT. OF PROPOSED BLDGS/ADDITION House 1415
Garage 597
 SQ. FT. OF EXISTING BLDGS -NA-
 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 -NA-
 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 PD/KMF-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%
 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 Paul Labig Date 12/12/01
 Department Approval CFB Gayle Anderson 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>14461</u>
Utility Accounting	<u>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)

