

FEE \$	10.00
TCP \$	
SIF \$	292.00

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

BLDG PERMIT NO. 80373



Your Bridge to a Better Community

BLDG ADDRESS 2838 MAULRICK Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1415

TAX SCHEDULE NO. 2943-303-04-011 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION ARROWHEAD ACRES II TOTAL SQ. FT. OF EXISTING & PROPOSED 1415

FILING II BLK 3 LOT 10 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER JERRY SLAUGH NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 1000 N. 9th St #12 <sup>65</sup> 81501 USE OF EXISTING BUILDINGS NONE

(1) TELEPHONE 243-7696 DESCRIPTION OF WORK & INTENDED USE SFD

(2) APPLICANT GRAND MESA HOMES INC. TYPE OF HOME PROPOSED:  
X Site Built      Manufactured Home (UBC)  
     Manufactured Home (HUD)  
     Other (please specify)     

(2) ADDRESS PO Box 1373 <sup>65 CO</sup> 81502

(2) TELEPHONE 523-9733

**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 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO       
 or      from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt     

Maximum Height 35' Special Conditions     

CENSUS 13 TRAFFIC 84 ANNEX#     

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 / Grand Mesa Homes Date 4/9/01

Department Approval Wishu Dragon Date 6/18/01

Additional water and/or sewer tap fee(s) are required:	YES <u>✓</u>	NO	W/O No. <u>14041</u>
Utility Accounting	<u>Kate Hart</u>	Date	<u>6/18/01</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

34.667 REAR

ARROWHEAD ACRES II  
FILING II  
LOT 10 BLOCK 3  
2838 MAVERICK DR.



58'

5'

8'

102.60

102.56

34.333'

ACCEPTED *Nishi Nagata 6/18/07*  
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.

42.333'

3'x3'  
LANDING

ARROWHEAD II  
SCALE 3/32"=1'

14'

4.333'

14'

12.333'

24'

14' MULTI PURPOSE EASEMENT  
S

25'  
DRIVEWAY

*DRIVE OK  
DML  
6/15/01*

71.00

18'

W

2830 MAVERICK DRIVE