

FEE \$ 10
TCP \$ 0
SIF \$ 292

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

BLDG PERMIT NO. 79078



BLDG ADDRESS 2839 Maverick Pr SQ. FT. OF PROPOSED BLDGS/ADDITION Garage SF 702 House SF 1557

TAX SCHEDULE NO. 2943-303-67-008 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED Garage SF 702 House SF 1557

FILING 2 BLK 4 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER H.W. Grace Builders/Dev NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 40477 (81504) USE OF EXISTING BUILDINGS 0

(1) TELEPHONE (970) 986-0700 DESCRIPTION OF WORK & INTENDED USE Ranch Style

(2) APPLICANT H.W. Grace Builders/Dev TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS P.O. Box 40477 (81504)

(2) TELEPHONE (970) 986-0700

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 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 Rick Marsh Date 3-16-01

Department Approval Ronnie Edwards Date 3-19-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13823</u>
Utility Accounting	<u>CM Marshall</u>	Date	<u>3/19/01</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)

2839 Maverick Dr.
Filing 2 Lot 8 BKK 4

ACCEPTED
ANY CHANGE OF SETBACKS SHALL BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

3/19/01
Lonne

Revised
3/28/01

B L O C K 4

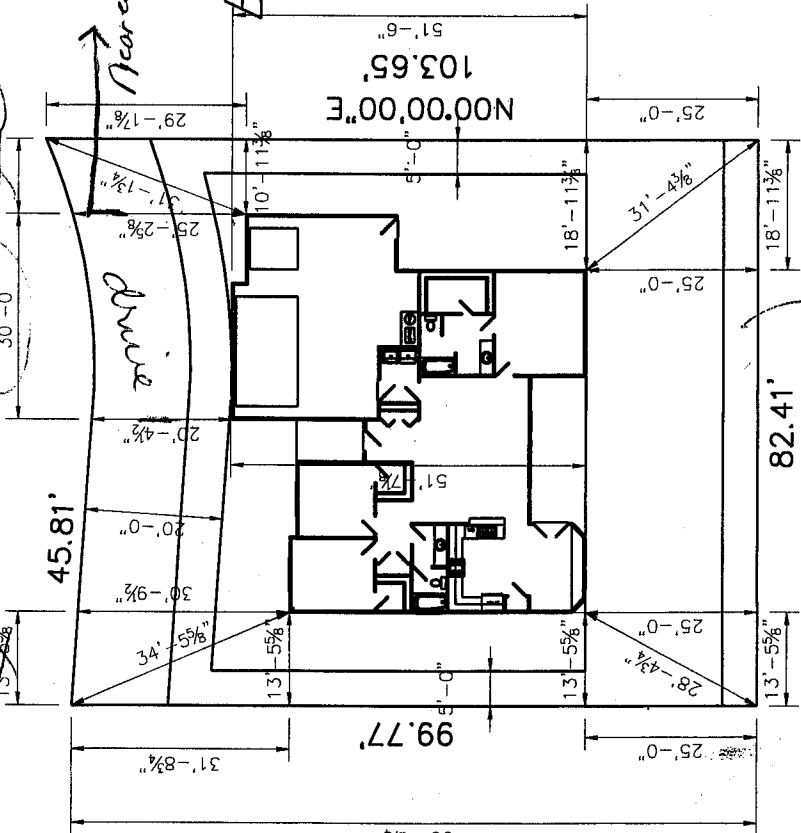
8
8110 SQ. FT.

Front

MAVERICK DRIVE

18'5"0"

Nearest Driveway
13'



5' irri.
easement
in rear

DRIVE OR
DRL
3/19/01