

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

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

BLDG PERMIT NO. 82606



Your Bridge to a Better Community

BLDG ADDRESS 2840 Maverick Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1509 house  
400 garage

TAX SCHEDULE NO. 2943-303-64-010 SQ. FT. OF EXISTING BLDGS -NA-

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1509 house  
400 garage

FILING 2 BLK 3 LOT 9 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Pinnacle Homes Inc. NO. OF BUILDINGS ON PARCEL  
518 28 Rd. Suite A-107 Before: 0 After: 1 this Construction

(1) ADDRESS Grand Jct. CO 81501 USE OF EXISTING BUILDINGS -NA-TB

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

(2) APPLICANT HW Grace TYPE OF HOME PROPOSED:  
518 28 Rd. Suite A-107  Site Built  Manufactured Home (UBC)

(2) ADDRESS Grand Jct. CO 81501  Manufactured Home (HUD)

(2) TELEPHONE 241-6646  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 (RMF-5) Maximum coverage of lot by structures 35%

SETBACKS: Front 14' 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 32' 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 Paul Dabig Date 11/28/01

Department Approval Pat Bushman Date 12-11-01

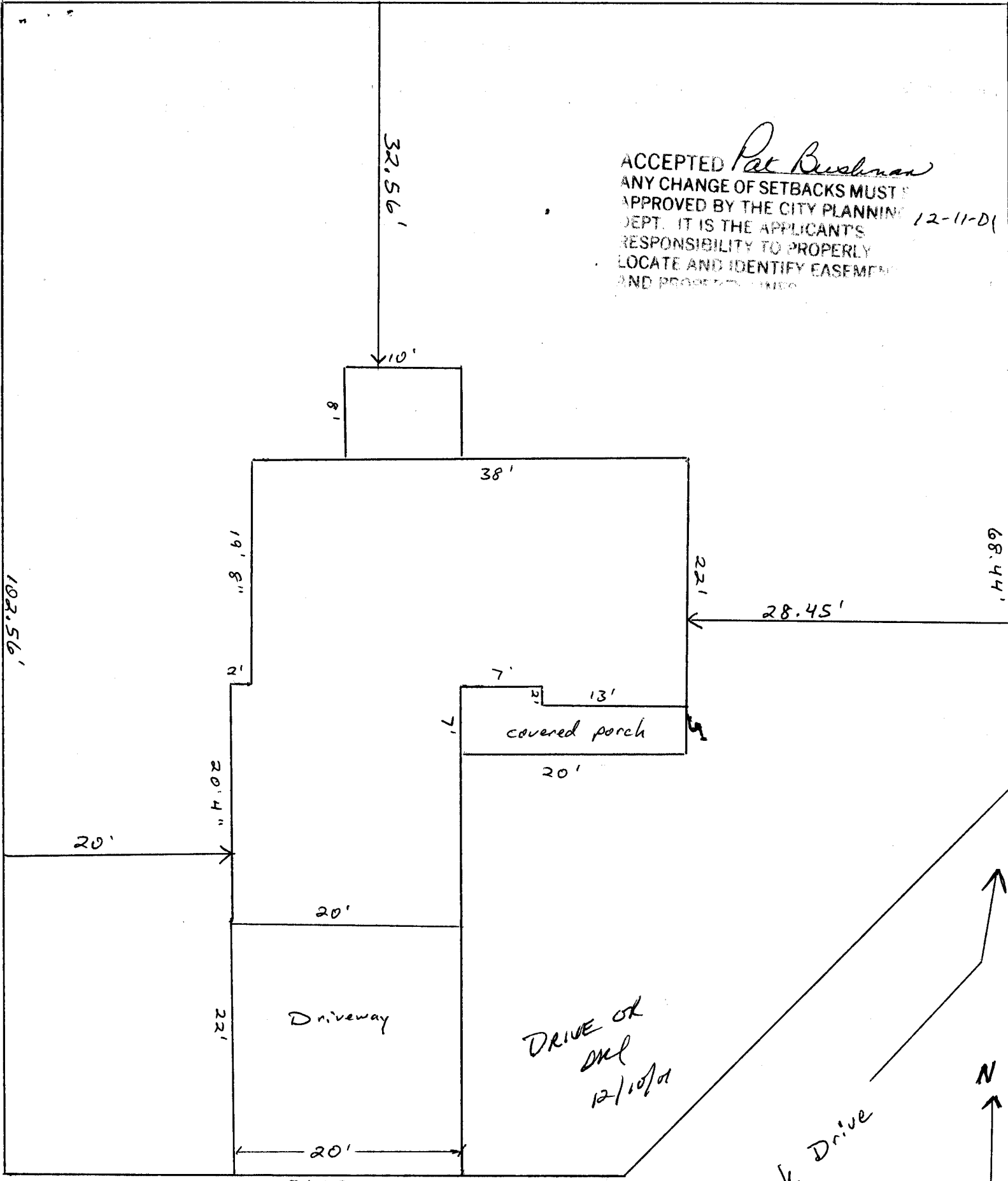
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>Pat at OMSD</u>
Utility Accounting <u>W. Bensley</u>	Date <u>12/11/01</u>		

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)

88.45'

ACCEPTED *Pat Bushman*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DEPT. 12-11-01  
IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES



DRIVE OK  
OKL  
12/10/01

2840 Maverick Drive #2943-303-64-010  
Lot 9 Block 3 Filing 2  
Arrowhead Acres II

Maverick Drive