

FEE \$	70.00
TCP \$	0
SIF \$	292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 78053



Your Bridge to a Better Community

BLDG ADDRESS 2841 Maverick Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION House 1556 Garage 482

TAX SCHEDULE NO 2943-303-00-269 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 0

FILING 2 BLK 4 LOT 10 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

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

(1) ADDRESS P.O. Box 40477 USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 986-0700 DESCRIPTION OF WORK & INTENDED USE New Single Family Dwelling

(2) APPLICANT Bill Grace TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS P.O. Box 40477

(2) TELEPHONE 986-0487

**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 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 Bill Grace Date 12-14-00

Department Approval Ronnie Edwards Date 1-4-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13616</u>
Utility Accounting	<u>Hart</u>	Date	<u>1/4/01</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)

Not To Scale

138.52

10' easement in rear yard

Covered Patio

ACCEPTED *Ronnie* 1/4/01  
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.

102.23

50'

5'

31'

2841 Maverick Dr.

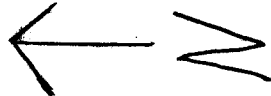
Nearest Driveway

16' min

44'

Dimension

Maverick Drive



DRIVE OK

*Dan R. Dondou*

12/15/2000

*Per road*  
*1/8/01*  
*okay*

32'

9'-8"

155.51

52'0"

5'

20'4"

11'-6"  
10'

24'

20'

10'±

24'

10'  
35'

25'