

FEE \$	10.00
TCP \$	
SIF \$	292.00

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

BLDG PERMIT NO. 78824



Your Bridge to a Better Community

BLDG ADDRESS 2837 1/2 Maverick Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION House 1809 Garage 652

TAX SCHEDULE NO. 2943-303-67-009 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED House 1809 Garage 652

FILING 2 BLK 4 LOT 9 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) 986-0487

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 90

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 Rich Miral Date 2-23-01

Department Approval Ronnie Edwards Date 3-22-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13830</u>
Utility Accounting <u>Wetzel</u>		Date	<u>3/22/01</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 1/2 - Maverick Dr.
 Filing 2 Lot 9 Blk 4

ACCEPTED *Ronnie* 3/22/01
 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.

