

FEE \$ 10.00
TCP \$ 8
SIF \$ 292.00

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

BLDG PERMIT NO. 82148



Your Bridge to a Better Community

BLDG ADDRESS 2841 1/2 Maverick Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1436 house
547 garage
 TAX SCHEDULE NO. 2943-303-67-011 SQ. FT. OF EXISTING BLDGS -NA-
 SUBDIVISION Arrowhead Acres 2 TOTAL SQ. FT. OF EXISTING & PROPOSED 1436 house
547 garage
 FILING 2 BLK 4 LOT 11 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Pinnacle Homes Inc. USE OF EXISTING BUILDINGS -NA-
 (1) ADDRESS 518 28 Rd. Suite A-107 DESCRIPTION OF WORK & INTENDED USE New Home Construction
G.J. CO 81501 TYPE OF HOME PROPOSED:
 (1) TELEPHONE 241-6646 Site Built Manufactured Home (HUD) Other (please specify) NOV 11 5 2001
 (2) APPLICANT MW Grace
 (2) ADDRESS 518 28 Rd. Suite A-107
 (2) TELEPHONE 241-6646

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 60%
 SETBACKS: Front 20' 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 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).

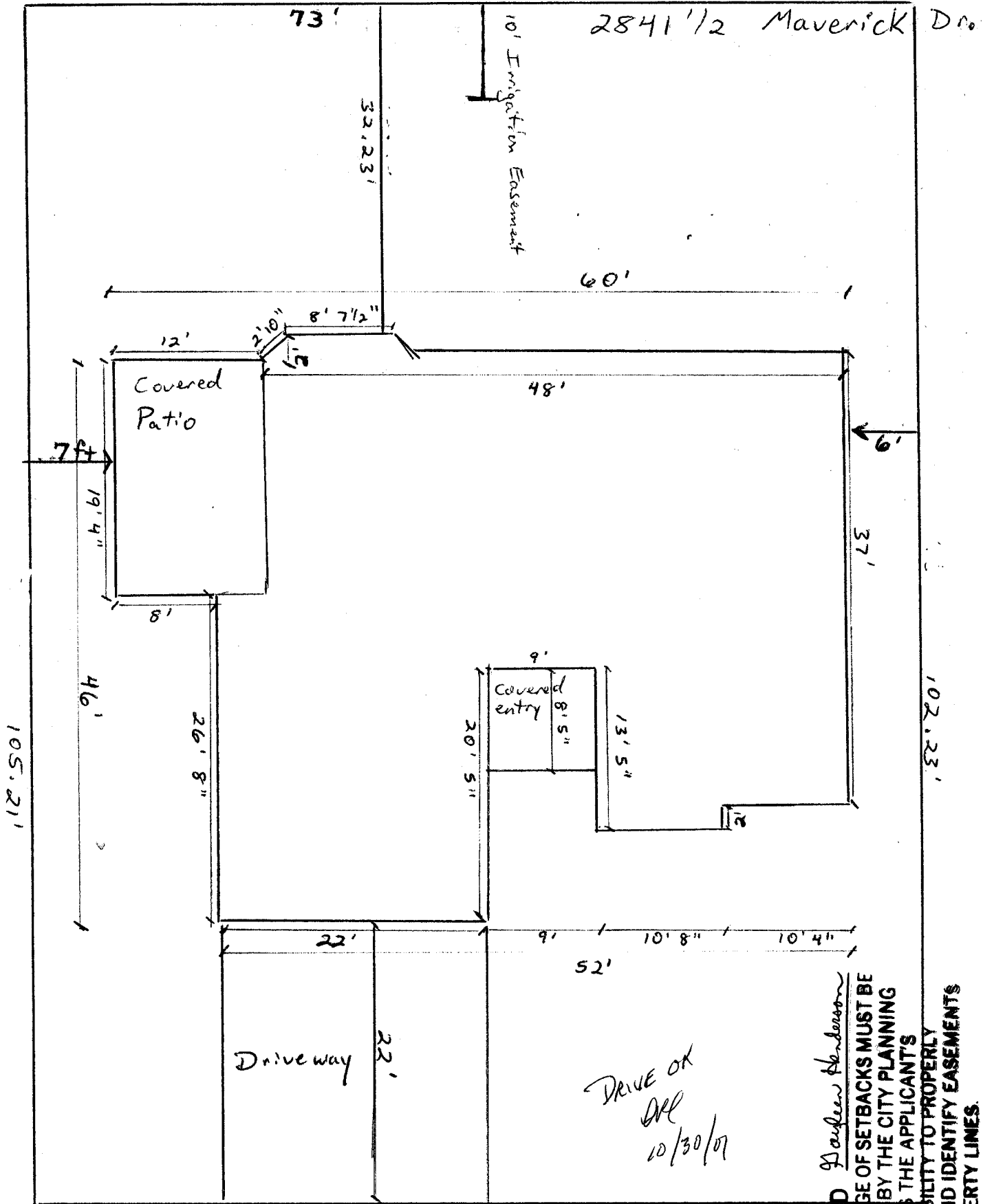
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Paul Staley Date 10/24/01
 Department Approval Gayleen Henderson Date 11-5-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Partial PIF out OMSD</u>
Utility Accounting <u>T. Bensley</u>	Date <u>11/5/01</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)

Arrowhead Acres II Filing 2 Block 4 Lot 11



DRIVE OK
DPL
10/30/07

11-5-01
 ACCEPTED *Debra Anderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.