

FEE \$	10
TCP \$	0
SIF \$	292.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 79742



Your Bridge to a Better Community

BLDG ADDRESS 2843 1/2 Maverick Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2010 house  
433 garage

TAX SCHEDULE NO. 2943-303-67-013 SQ. FT. OF EXISTING BLDGS - NA -

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 2010 house  
433 garage

FILING 2 BLK 4 LOT 13

NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) OWNER H W Grace

(1) ADDRESS 518 28 Road G.S. CO  
81501

USE OF EXISTING BUILDINGS - NA -

(1) TELEPHONE 241-6646

DESCRIPTION OF WORK & INTENDED USE New Home Const.

(2) APPLICANT H W Grace

TYPE OF HOME PROPOSED:

(2) ADDRESS 518 28 Road G.S. CO 81501

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) \_\_\_\_\_

(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 RMF-5

Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO

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 x Paul Doby

Date 6/4/01

Department Approval Rose Wilson Oregon

Date 6/8/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>MSD</u>
Utility Accounting	<u>Tracy Shaffer</u>		Date <u>6/8/01</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)

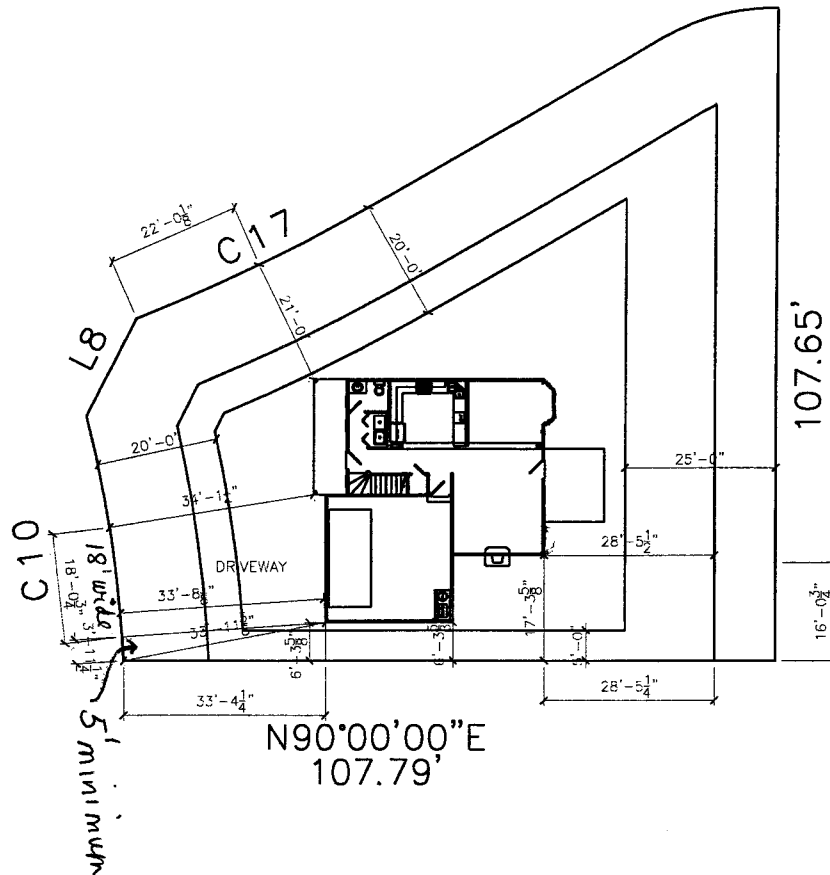
# ARROWHEAD ACRES II, FILING TWO

## B.4 ROAD

MAVERICK DRIVE



DRIVE OK  
10/14/01



13  
9049 SQ. FT.

ACCEPTED  
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.

*Alicia Aragon* 10/8/01

2843 1/2 Maverick Drive Lot 13 Block 4