

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

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

BLDG PERMIT NO. 84080



Your Bridge to a Better Community

BLDG ADDRESS 2826 MAVERICK DR SQ. FT. OF PROPOSED BLDGS/ADDITION 1712
 TAX SCHEDULE NO. 2943-303-64-017 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION ARROWHEAD ACRES II TOTAL SQ. FT. OF EXISTING & PROPOSED 1712
 FILING 2 BLK 3 LOT 16 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER N. EDWARD LABONTE NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3254 CASTANEDA DR #1 USE OF EXISTING BUILDINGS N/A
CLIFTON CO 81520
 (1) TELEPHONE 523-7396 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY
 (2) APPLICANT LOREN MARTIN TYPE OF HOME PROPOSED: PATH
 (2) ADDRESS 610 DEVIN DR 65 CO 81504 Site Built Manufact Home (UBC)
 (2) TELEPHONE 434-6467 Manufact Home (HUD) APR 15 2002
 Other (please specify) TB

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 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).

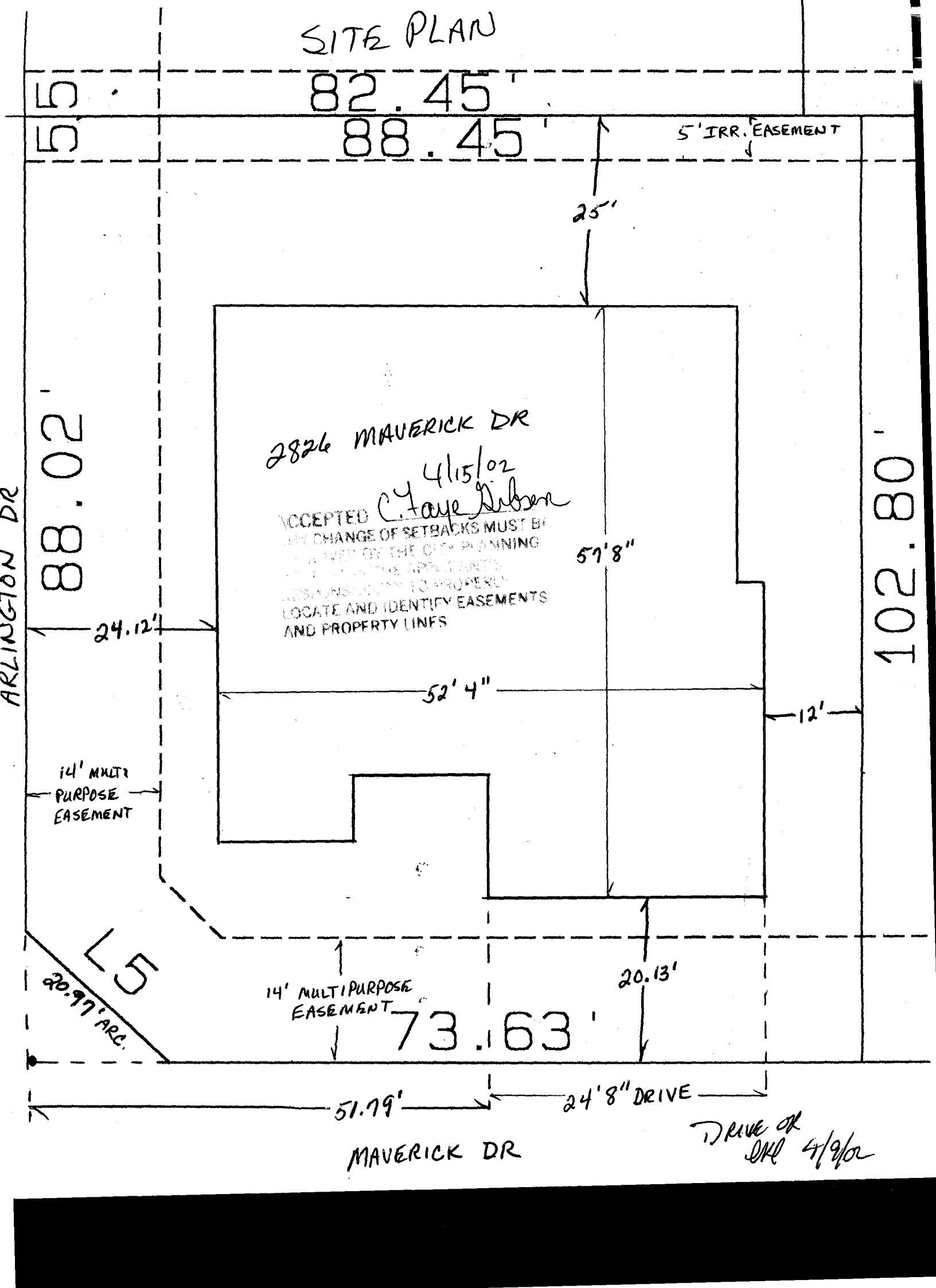
Applicant Signature Loren J. Martin Date 4-8-02
 Department Approval L. A. Johnson Date 4/12/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u> </u>
Utility Accounting <u>C. Bensley</u>	Date <u>4/15/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SITE PLAN



82.45'

88.45'

5' IRR. EASEMENT

25'

2826 MAVERICK DR

4/15/02

C. Faye Gibson

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
REVIEWED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT
REMAINS RESPONSIBLE TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

57'8"

24.12'

52'4"

12'

14' MULTIPURPOSE
EASEMENT

14' MULTIPURPOSE
EASEMENT

73.63'

20.13'

51.79'

24'8" DRIVE

MAVERICK DR

DRIVE OK
DNL 4/9/02

ARLINGTON DR

88.02'

102.80'

L5

20.97' ARC.