

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 85642

ac



Your Bridge to a Better Community

BLDG ADDRESS 2827 Mareside Dr.
 TAX SCHEDULE NO. 2943-303-67-002
 SUBDIVISION Arrowhead Acres II
 FILING 2 BLK 4 LOT 2
 (1) OWNER Pinnacle Homes Inc.
 (1) ADDRESS 518 28 Rd. Ste A-107
O.J. CO 81501
 (1) TELEPHONE 241-6646
 (2) APPLICANT Same
 (2) ADDRESS _____
 (2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 1415 SF House
597 SF Garage
 SQ. FT. OF EXISTING BLDGS -NA-
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1415 SF HOUSE
597 SF Garage
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS -NA-
 DESCRIPTION OF WORK & INTENDED USE New Home Const.
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL
 Maximum Height 35'

Maximum coverage of lot by structures 60%
 Permanent Foundation Required: YES NO
 Parking Req'mt 2
 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).

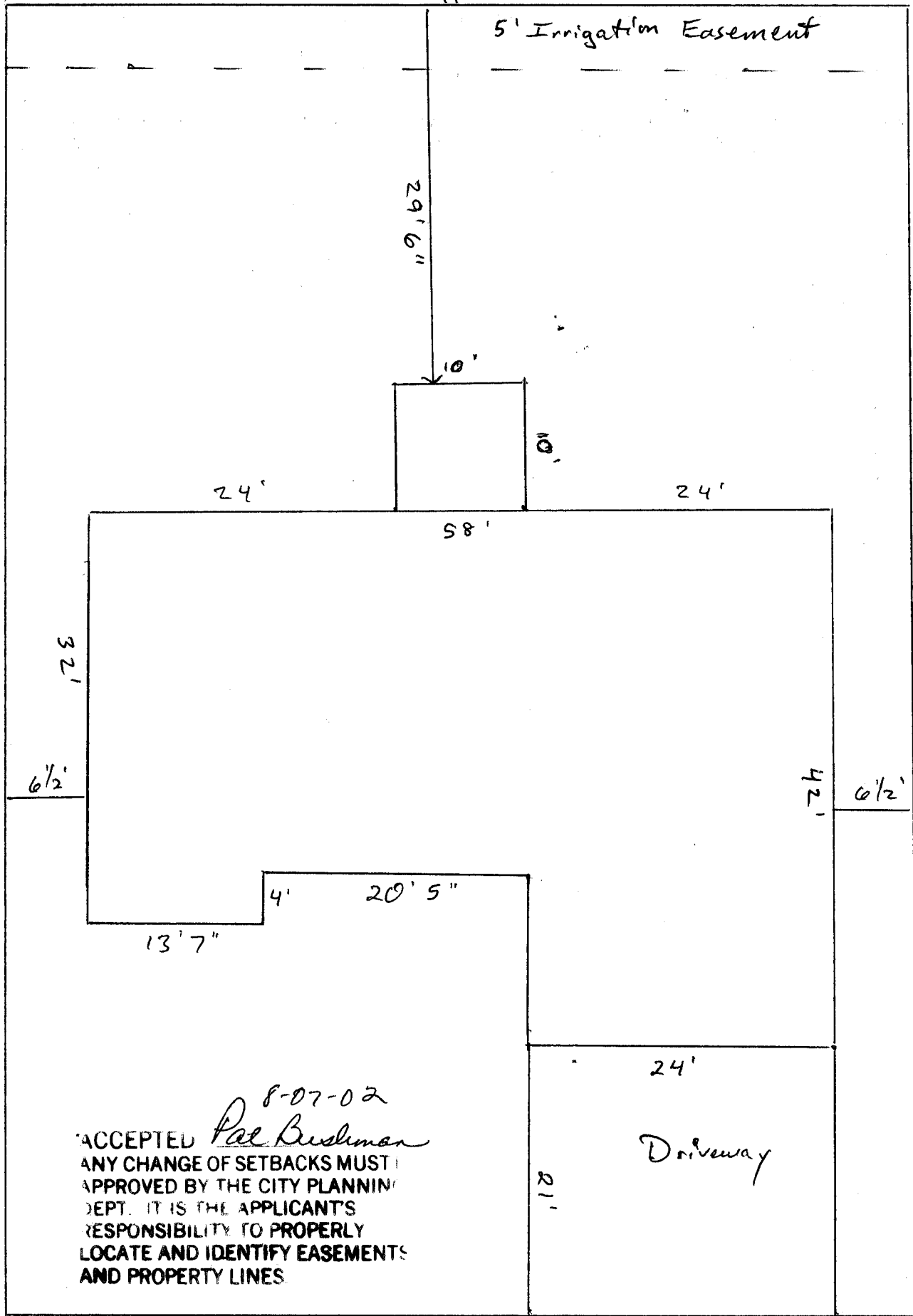
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Paul Labig Date 7/26/02
 Department Approval Pat Bushman Date 8-7-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>pd @ CMSD</u>
Utility Accounting	<u>Jim Cole</u>		Date <u>8/1/02</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)

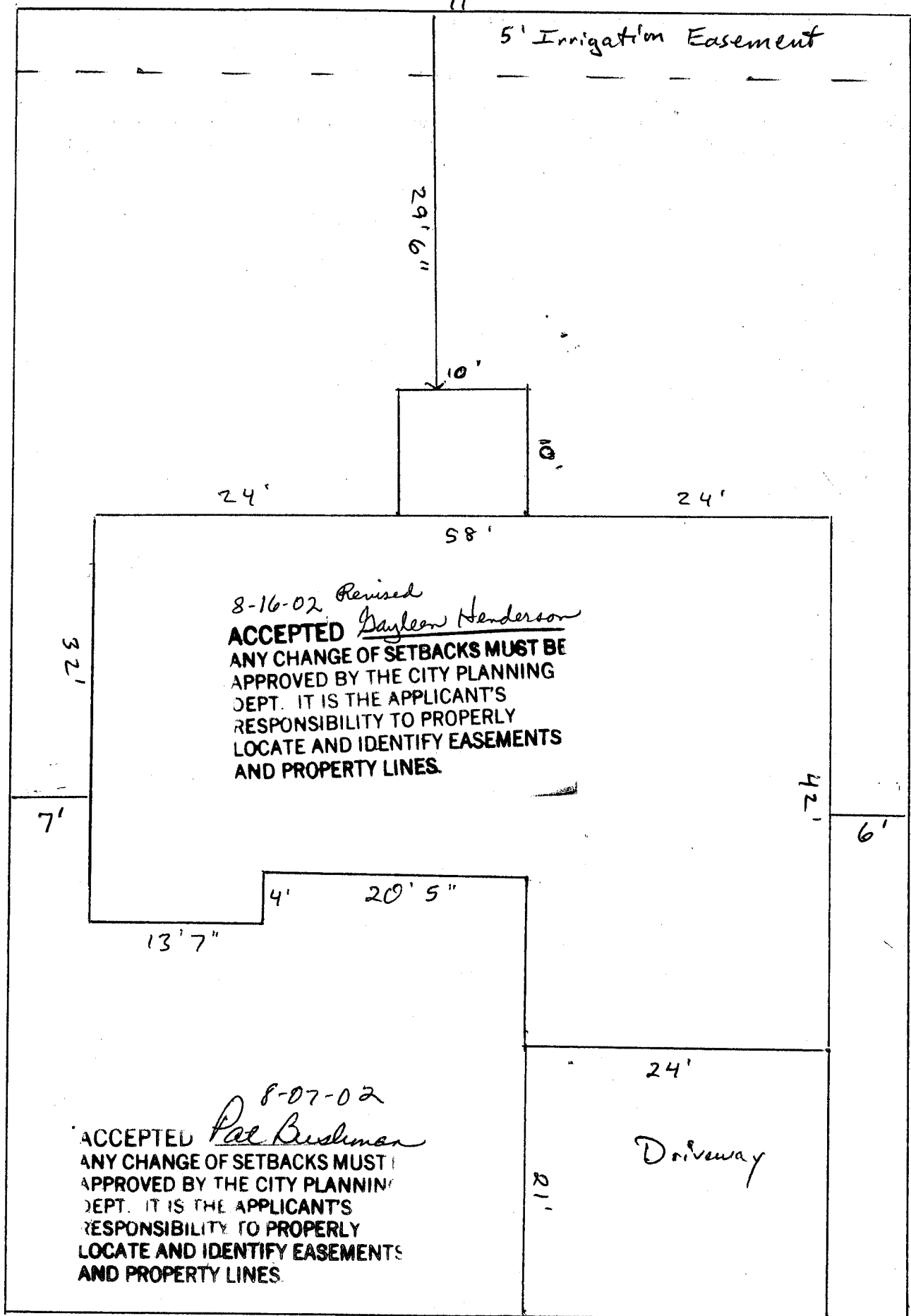


8-07-02
 ACCEPTED *Pat Bushman*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

2827 Maverick Drive 71' ← Maverick Drive →

2943-303-67-002
 Arrowhead Acres II Filing 2
 Block 4 Lot 2

*Done OK
 Rick Davis
 7-30-02*



8-16-02 Revised
ACCEPTED *Dayle Henderson*
 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.

8-07-02
ACCEPTED *Pat Bushman*
 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.

5' Irrigation Easement

Driveway



2827 Maverick Drive 71'
 # 2943-303-67-002
 Arrowhead Acres II Filing 2
 Block 4 Lot 2

← Maverick Drive →

Power of Attorney
7-30-02

102.5