

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

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

BLDG PERMIT NO. 84564



Your Bridge to a Better Community

BLDG ADDRESS 2832 Maverick Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1248 house  
400 garage

TAX SCHEDULE NO. 2943-303-64-014 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1248 house  
400 garage

FILING 2 BLK 3 LOT 13 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Pinnacle Homes NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 518 28 Road, Suite A-107  
6500 8th USE OF EXISTING BUILDINGS none

(1) TELEPHONE 241-6646 DESCRIPTION OF WORK & INTENDED USE New Home Construction

(2) APPLICANT Same TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 MAY 21 2002

Maximum Height 35' Special Conditions TB

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 5/8/02

Department Approval Cheryl Diver Date 5/21/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PO OMSD</u>
Utility Accounting <u>Al Bensley</u>	Date <u>5/21/02</u>		

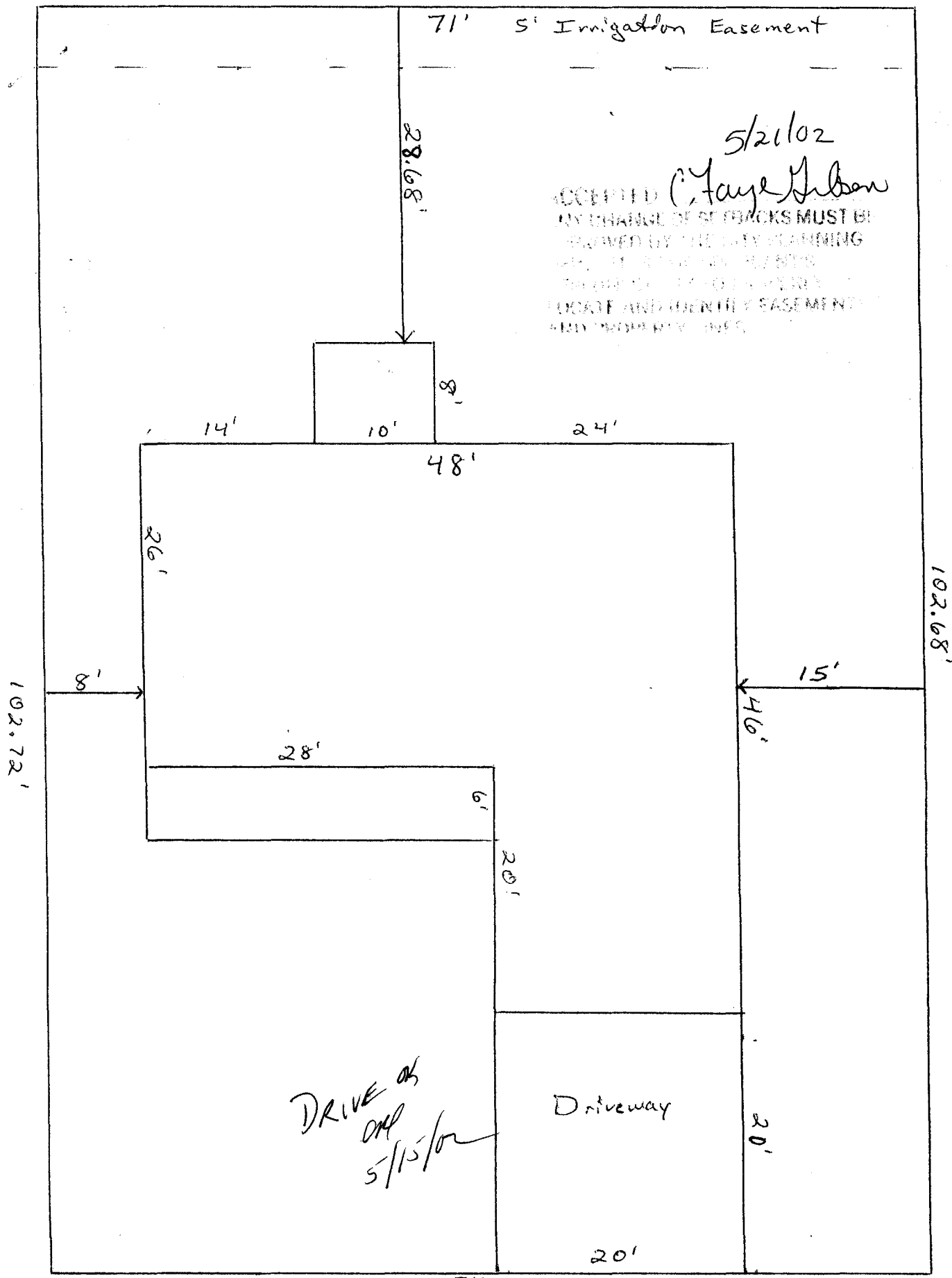
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

71' 5' Irrigation Easement

5/21/02

ACCEPTED *C. Faye Gibson*  
IN LIEU OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. AT 1700 S. 17TH ST.  
TOWNSHIP OF 1700 S. 17TH ST.  
LOCATE AND IDENTIFY EASEMENTS  
BY PROPERTY LINES



DRIVE OK  
5/15/02

Driveway

2832 Maverick Drive 71'  
Lot 13 Block 3 Filing 2  
Parcel # 2943-303-64-014

← Maverick Drive →

