

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

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

BLDG PERMIT NO. 83026



Your Bridge to a Better Community

BLDG ADDRESS 2836 Maverick Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1300 house
400 garage

TAX SCHEDULE NO. 2943-303-64-012 SQ. FT. OF EXISTING BLDGS -NA-

SUBDIVISION Arrowhead Acres II TOTAL SQ. FT. OF EXISTING & PROPOSED 1300 house
400 garage

FILING 2 BLK 3 LOT 11 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Pinnacle Homes Inc. NO. OF BUILDINGS ON PARCEL
518 28 Road Suite A-107 Before: 0 After: 1 this Construction

(1) ADDRESS Grand Jct. CO 81501 USE OF EXISTING BUILDINGS -NA-

(1) TELEPHONE 241-6646 DESCRIPTION OF WORK & INTENDED USE New home
construction

(2) APPLICANT HW Grace TYPE OF HOME PROPOSED:
518 28 Rd. Suite A-107 Site Built Manufactured Home (UBC)
 (2) ADDRESS Grand Jct. CO 81501 Manufactured Home (HUD)
 (2) TELEPHONE 241-6646 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 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 ANNEX# _____

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 1/24/02

Department Approval CFB C. Faye Johnson Date 1/29/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14535</u>
Utility Accounting	<u>Kate Elsbury</u>	Date	<u>1/30/02</u>

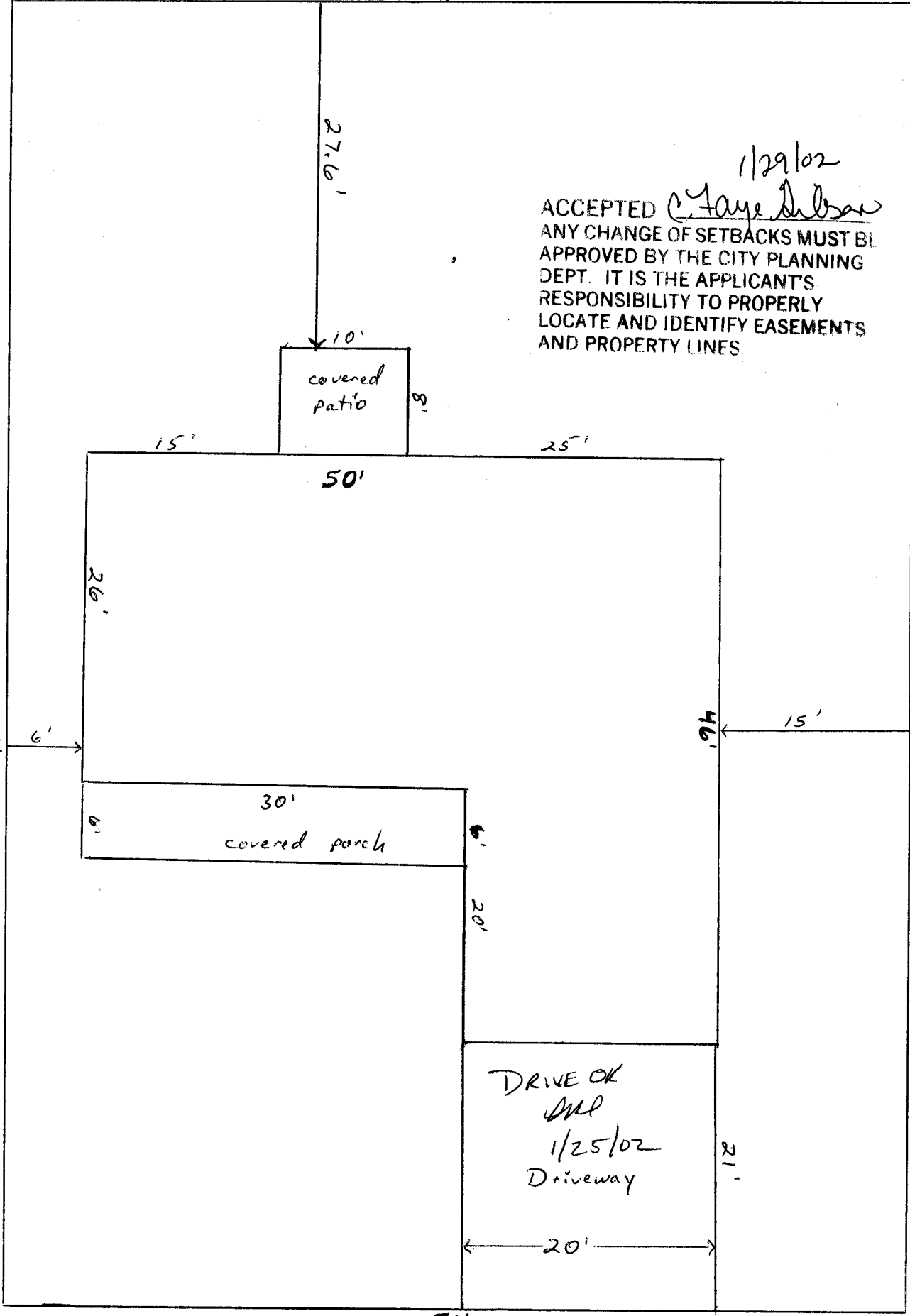
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

71'

1/29/02

ACCEPTED C. Gary Wilson
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.



North
↑

2836 Maverick Drive
Lot 11 Block 3 Filing 2
2943-303-64-012

Arrowhead Acres II

← Maverick Drive →