

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 81338



Your Bridge to a Better Community

BLDG ADDRESS 2894 Bonito Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1584
 TAX SCHEDULE NO. 2943-064-00-060 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Indian Wash # TOTAL SQ. FT. OF EXISTING & PROPOSED 2034 w/GARAGE
 FILING 2 BLK 2 LOT 1
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Grace Homes Const
 (1) ADDRESS 786 Valley Ct
 (1) TELEPHONE 523-5555
 (2) APPLICANT Grace Homes Const.
 (2) ADDRESS 786 Valley Ct
 (2) TELEPHONE 523-5555
 USE OF EXISTING BUILDINGS NA
 DESCRIPTION OF WORK & INTENDED USE New Home
 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 PD Maximum coverage of lot by structures 3590
 SETBACKS: Front 20' 1/4" house from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 15' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS 10 TRAFFIC 22 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 [Signature] Date Sept 6, 2001
 Department Approval [Signature] Date 9/6/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <input type="checkbox"/>
Utility Accounting	<u>Kate Hart</u>		Date <u>9/6/01</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)

