

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

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

BLDG PERMIT NO. 81339



Your Bridge to a Better Community

BLDG ADDRESS 2899 Bonito Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1474  
 TAX SCHEDULE NO. 2943-051-00-069 SQ. FT. OF EXISTING BLDGS Ø  
 SUBDIVISION Indian wash # TOTAL SQ. FT. OF EXISTING & PROPOSED 1959 w/Garage  
 FILING 2 BLK 1 LOT 12 485  
 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 USE OF EXISTING BUILDINGS New Res.  
 (1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE Home  
 (2) APPLICANT Grace Homes Cons TYPE OF HOME PROPOSED:  
 (2) ADDRESS 786 Valley Ct  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 523-5555  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 35%  
 SETBACKS: Front 10' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' from PL, Rear 10' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 CENSUS 10 TRAFFIC 22 ANNX# \_\_\_\_\_

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 \_\_\_\_\_ Date Sept 6, 2001  
 Department Approval C. Faye Johnson 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. <u>Paid @ Cdn</u> |
| Utility Accounting                                     | <u>Kate Holt</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)

Sec. 5 T1S R1E UTE PM  
Sec. 6 T1S R1E UTE PM

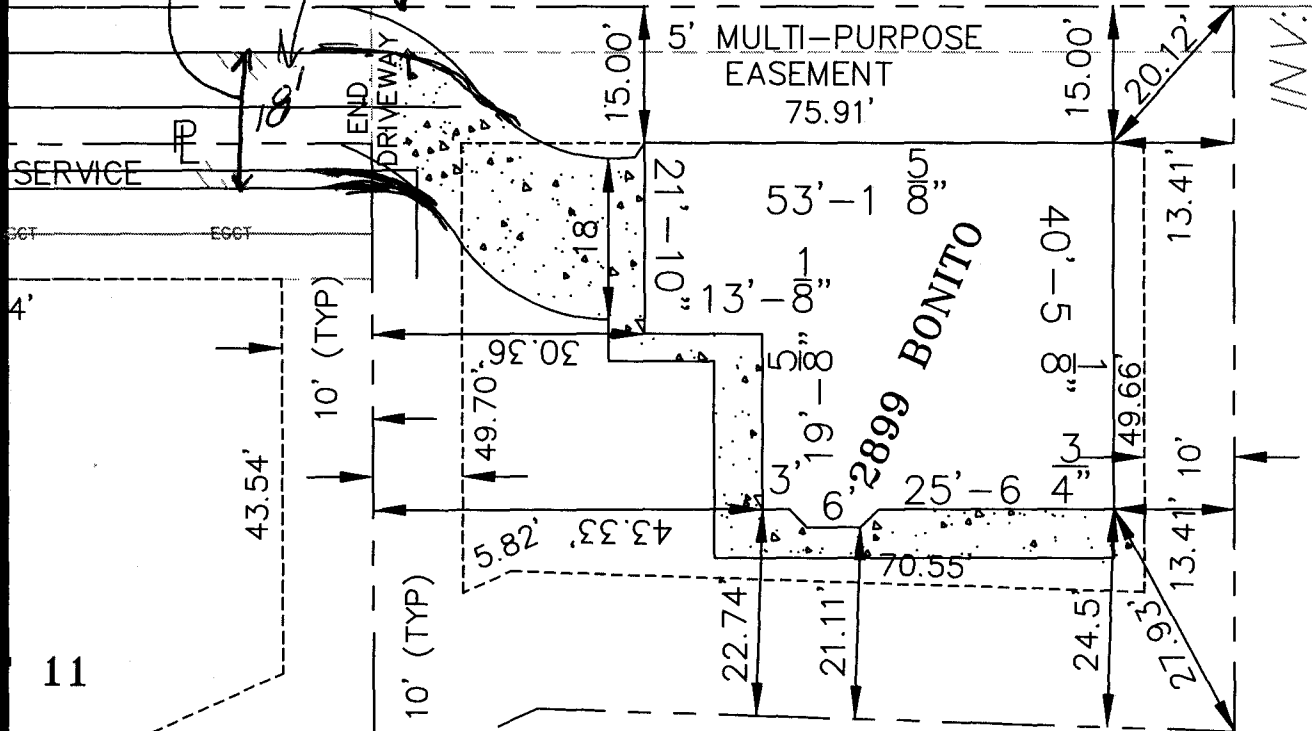
GAS GAS GAS

00"  
EGRESS  
ASEMENT

*Paved section?  
Road is thru*

*5-FOOT SETBACK REQ'D*

4682.2

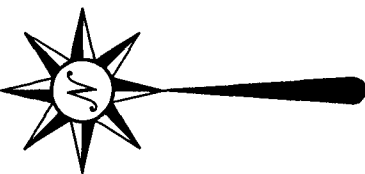


INV:

**INDIAN WASH  
PARK-OPEN SPACE**

*DRIVE OK  
4/1  
2/6/01*

*9/16/01*  
**ACCEPTED** *C. J. [Signature]*  
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.



**SCALE  
1"=20'**