

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 84959



Your Bridge to a Better Community

Bonita

BLDG ADDRESS 2898 ~~XXXXXX~~ SQ. FT. OF PROPOSED BLDGS/ADDITION 1474

TAX SCHEDULE NO. 2943-064-37-003 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Indian Wash TOTAL SQ. FT. OF EXISTING & PROPOSED 1474

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

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

(1) ADDRESS 786 Valley Ct. USE OF EXISTING BUILDINGS _____

(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT _____ 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 PD Maximum coverage of lot by structures 3590

SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 15' from PL Parking Req'mt 2

Maximum Height _____ 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 Monica Kuter Date 6-11-02

Department Approval M.C. Faye Dubois Date 6-13-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13024</u>
Utility Accounting	<u>O Kanover</u>		Date <u>6-13-02</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)

PICT LINE

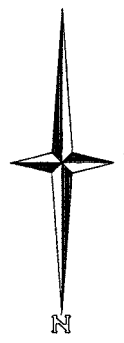
FUTURE IMPROVEMENTS
TO 29 ROAD

5' L.S. EASEMENT
W/ 6' FENCE

5' L.S. EASEMENT
W/ 6' FENCE

LOCK 2
LOT 2

LOT 3



SCALE 1=20

71.53'

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

10' (TYP)

40'-5 8" 3 4"

53'-1 8" 2898
BONITO
CIR

5'-8" 1 8" 6'

13'-8" 3' 6" 25'-6 4"

21'-10" 22.29' 14' (TYP)

25.82' 29.34' 29.01'

29.01'

29.01'

29.01'

29.01'

29.01'

GARAGE SETBACK 56.00'

HOUSE SETBACK 20' (TYP)

DRIVE OK
DATE 6/13/02

BONITO
CIRCLE

TRACT B
HOA

ACCEPTED
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.

6/13/02
Tara Suber

116.37'

88.55'

65.60'

L=57.14'

3+00

8" PVC
4+00

14' MULTI-PURPOSE
EASEMENT

28.30'

WATER

EGCT

EGCT

EGCT

EGCT