

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. 86529

AC



Your Bridge to a Better Community

BLDG ADDRESS 3011 Grand Meadows<sup>Ave.</sup> SQ. FT. OF PROPOSED BLDGS/ADDITION 1151 garage 389

TAX SCHEDULE NO. 2943-162-00-002 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Grand Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 1 BLK 1 LOT 6 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) OWNER Darter, LLC NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) ADDRESS 786 Valley ct. USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

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

(2) ADDRESS 786 Valley ct.

(2) TELEPHONE 523-5555

**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 8 TRAFFIC 57 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 Monica Kutz Date 10-1-02

Department Approval 16. Gayleen Henderson Date 10-9-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15378</u>
Utility Accounting <u>Tracy Shupe</u>	Date <u>10/11/02</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)

N89°55'09"E 273.40

NO

# GRAND MEADOW

*old well*

69.06

70.05

70.05

10-9-02 *Dayleen Henderson*  
ACCEPTED  
NO CHANGE OF SETBACKS MUST BE  
MADE WITHOUT THE PLANNING  
COMMISSIONER'S CONSENTS  
AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

94.96

3011  
MEADOW  
AVE

94.97

94.97

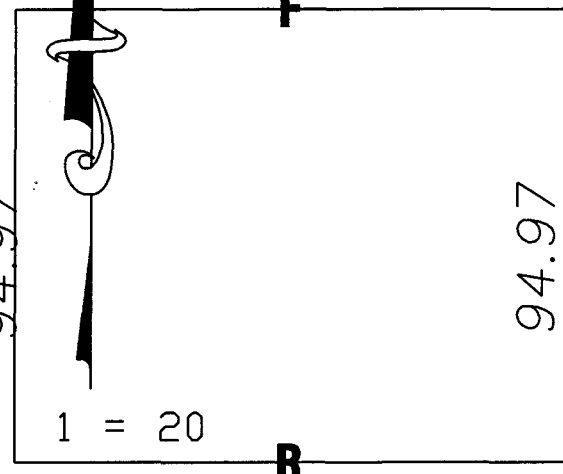
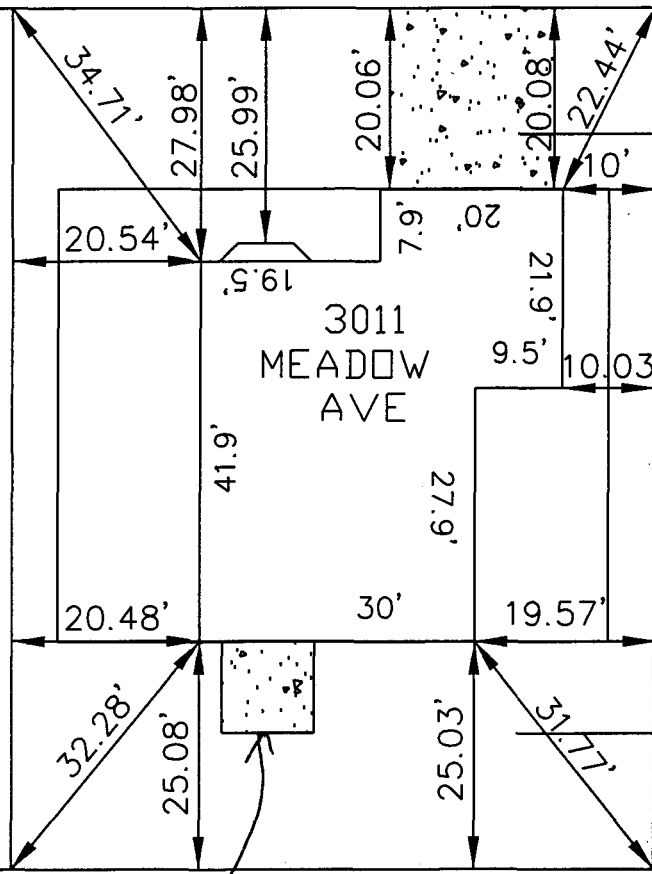
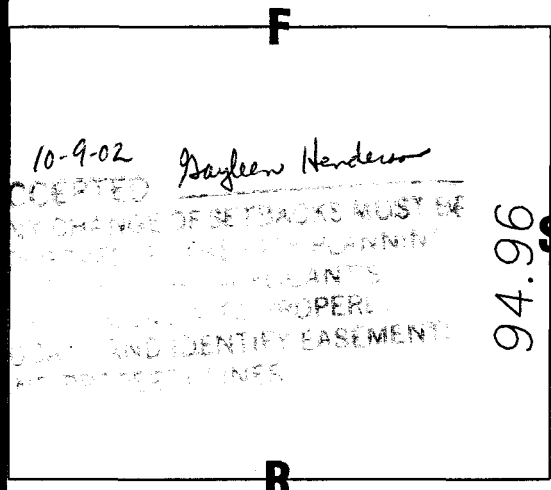
1 = 20

69.06

70.05

70.05

*Concrete pad?*



3011

1