

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

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

BLDG PERMIT NO. 86734



Your Bridge to a Better Community

BLDG ADDRESS: 3013 Grand Meadows Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 1394 garage 420

TAX SCHEDULE NO. 2943-162-00-022 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Grand Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK 1 LOT 7 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 James 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 RMF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20/25' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater

Side 5'/3' from PL, Rear 25'/5' 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 Kuta Date 10-17-02

Department Approval By Gayleen Henderson Date 10-18-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15398</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/18/02</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)

273.40

GRAND

70.05

MEADOW

70.05

AV

DN

94.96

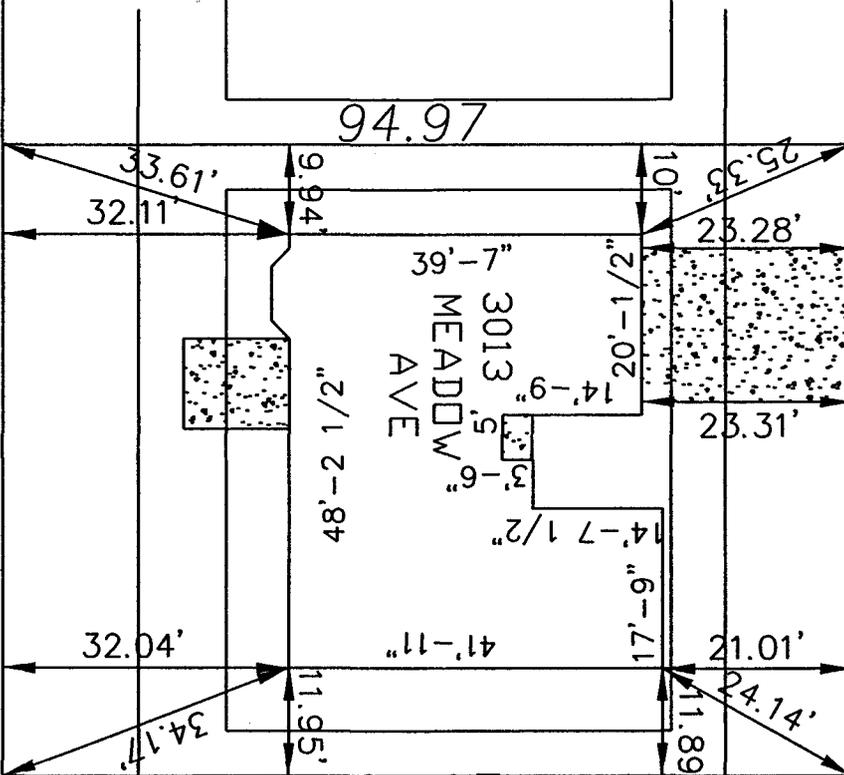
10-18-02
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING,
 ZONING AND PERMITS
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Gayles Anderson

70.05

70.05

94.97



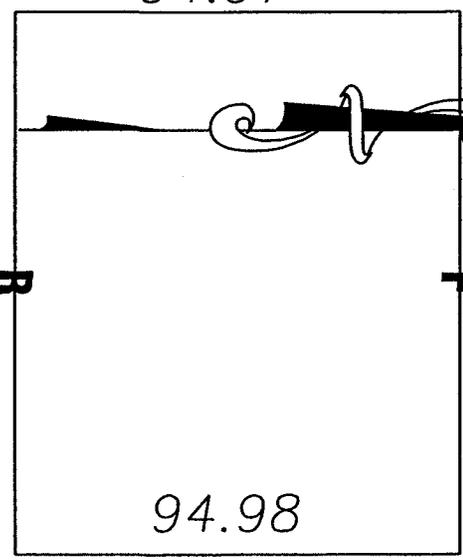
gle
ll
 10/15/02

94.97

70.05

15' DRAINAGE OF IRRIGATION

1 = 20



94.98