

FEE \$	10.00
TCP \$	500.00
SIF \$	299.00

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

BLDG PERMIT NO. 86525



Your Bridge to a Better Community

BLDG ADDRESS 3019 Grand Meadow 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 11 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 7860 Valley Ct USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT Grace Homes TYPE OF HOME PROPOSED:
 (2) ADDRESS 7860 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' 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 Nonica Duta Date 10-1-02
 Department Approval pp Baylen Henderson Date 10-9-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15375</u>
Utility Accounting <u>Tracy Stipe</u>	Date <u>10/11/02</u>		

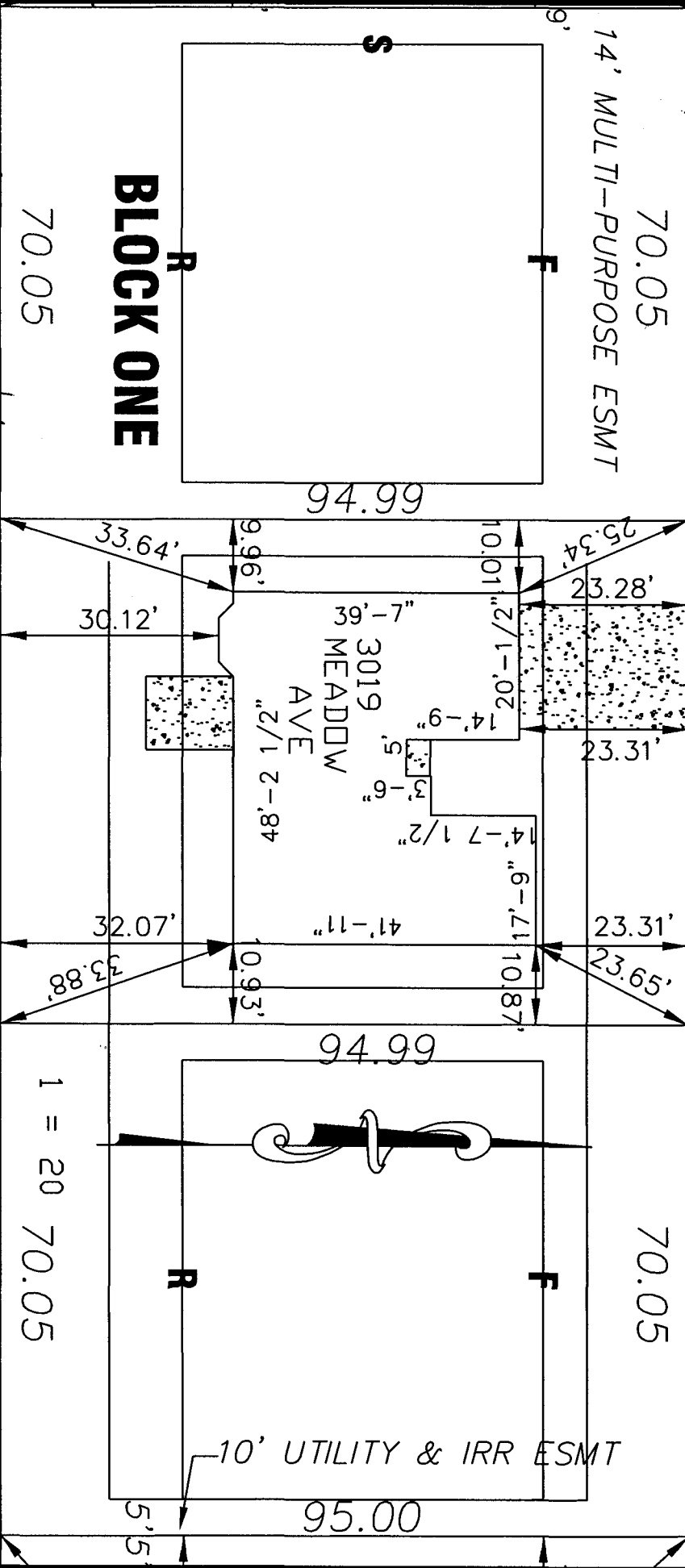
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

0.62

N00

N89



69.06

see
for
10/1/02

70.05

14' MULTI-PURPOSE ESMT

94.99

BLOCK ONE

70.05

39'-7"
3019
MEADOW
AVE

94.99

70.05

10' UTILITY & IRR ESMT

95.00

1 = 20
70.05

69.06

10-9-02 *Paula Nelson*

ALTERNATIVE PROPOSALS MUST BE
APPROVED BY THE PLANNING
COMMISSION AND IDENTIFY EASEMENTS