

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 87014



Your Bridge to a Better Community

BLDG ADDRESS 3003 1/2 Grand Meadows Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 1394 garage 420

TAX SCHEDULE NO. 2943-1162-03-002 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

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

FILING 1 BLK 1 LOT 2 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 7810 Valley Ct. USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 523-5355 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 7810 Valley Ct.

(2) TELEPHONE 523-

**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 20%

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# \_\_\_\_\_

**PAID**  
**CME**

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 Guta Date 11/5/02

Department Approval Patricia Magor Date 11/7/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15453</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>11/9/02</u>

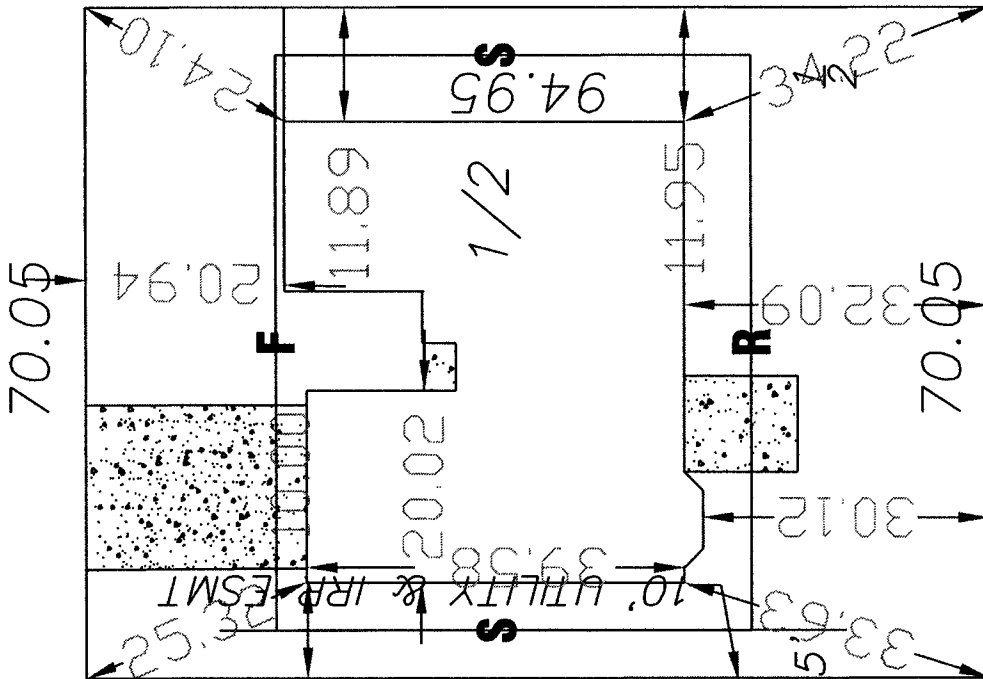
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED  
 VERIFICATION OF SETBACKS MUST BE  
 PROVIDED TO THE CITY PLANNING  
 DEPARTMENT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Aishi Aragon* 11/7/02

SCALE:  
 1=20  
 3003 1/2  
 GMA  
 LOT 2  
 BLOCK 1



*OK*  
*W*  
 11/6/02