

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

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

BLDG PERMIT NO. 87358



Your Bridge to a Better Community

BLDG ADDRESS 470 Robin Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1151 garage 389

TAX SCHEDULE NO. 2943-142-00-022 SQ. FT. OF EXISTING BLDGS _____

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

FILING 1 BLK 2 LOT 15 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:
X 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' / 25' from property line (PL)
 or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES NO _____

Side 5' / 3' from PL, Rear 25' / 5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 Duta Date 12/4/02

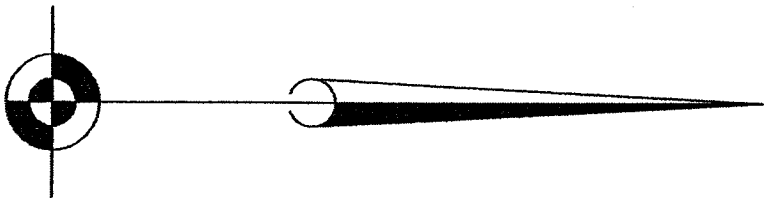
Department Approval Dr. C. Faye Gibson Date 12/10/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15553</u>
Utility Accounting	<u>Utah</u>	Date	<u>12/10/02</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)

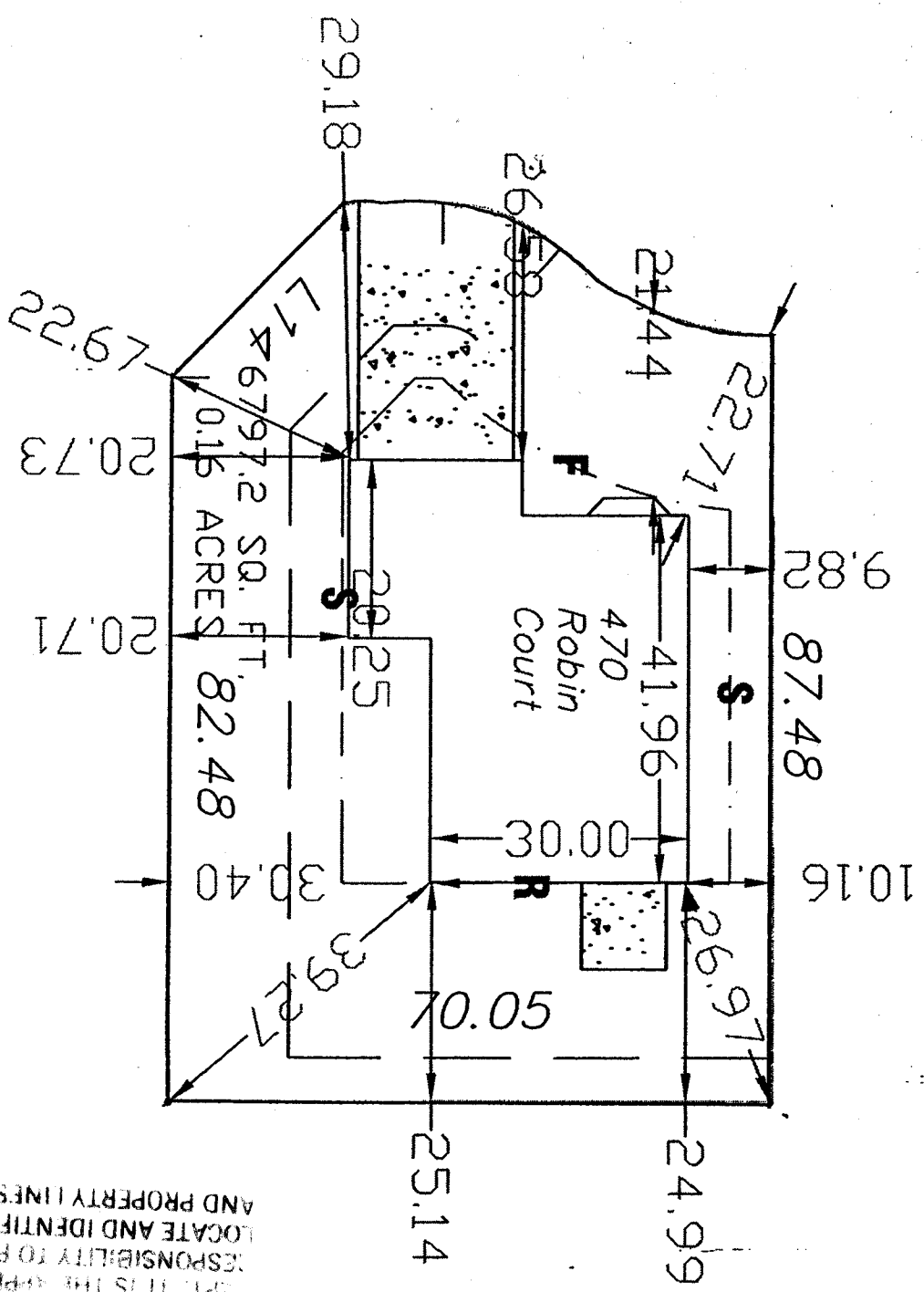
N



12/10/02

ACCEPTED *C. Lynn Johnson*

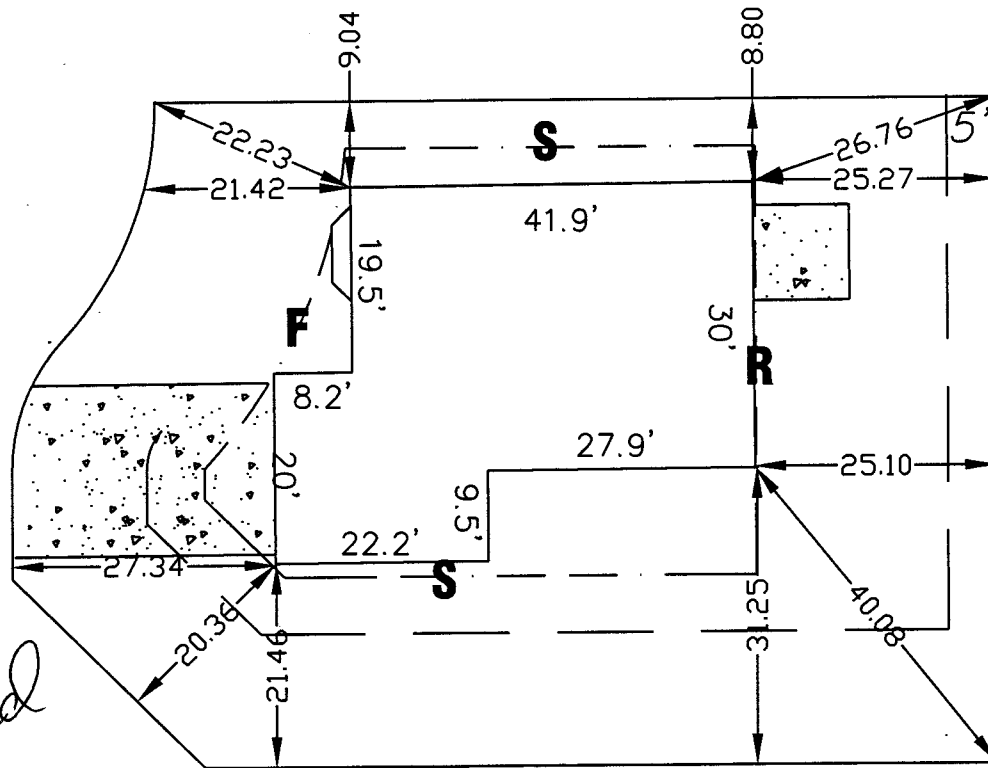
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



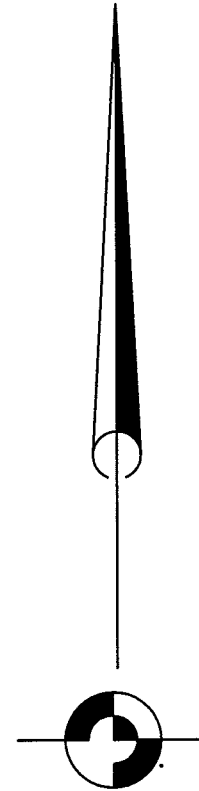
Scale : 1" = 20'
Lot 15 Block 2

12/15/02
W
W
W

W



N



*Revised
1/16/03*

ACCEPTED *C. Jaye Gibson*
 CHANGE OF SETBACKS MUST BE
 REVIEWED BY THE CITY PLANNING
 DEPARTMENT. PROPERTY
 LINES AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

470 ROBIN COURT
 LOT 15 BLOCK 2
 SCALE: 1=20