

FEE \$ 10.00
TCP \$ 500.00
SIF \$ 297.00

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

BLDG PERMIT NO. 87403



Your Bridge to a Better Community

BLDG ADDRESS 472 Ralun Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1151 garage 389

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

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

FILING 1 BLK 2 LOT 14 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 new home

(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 BMF-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 ANNEX# \_\_\_\_\_

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 Pruta Date 12/5/02

Department Approval Arshu Bagon Date 12/17/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15571</u>
Utility Accounting	<u>DM</u>	Date	<u>12/17/02</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)

4772 ROBIN CT

LOT 14

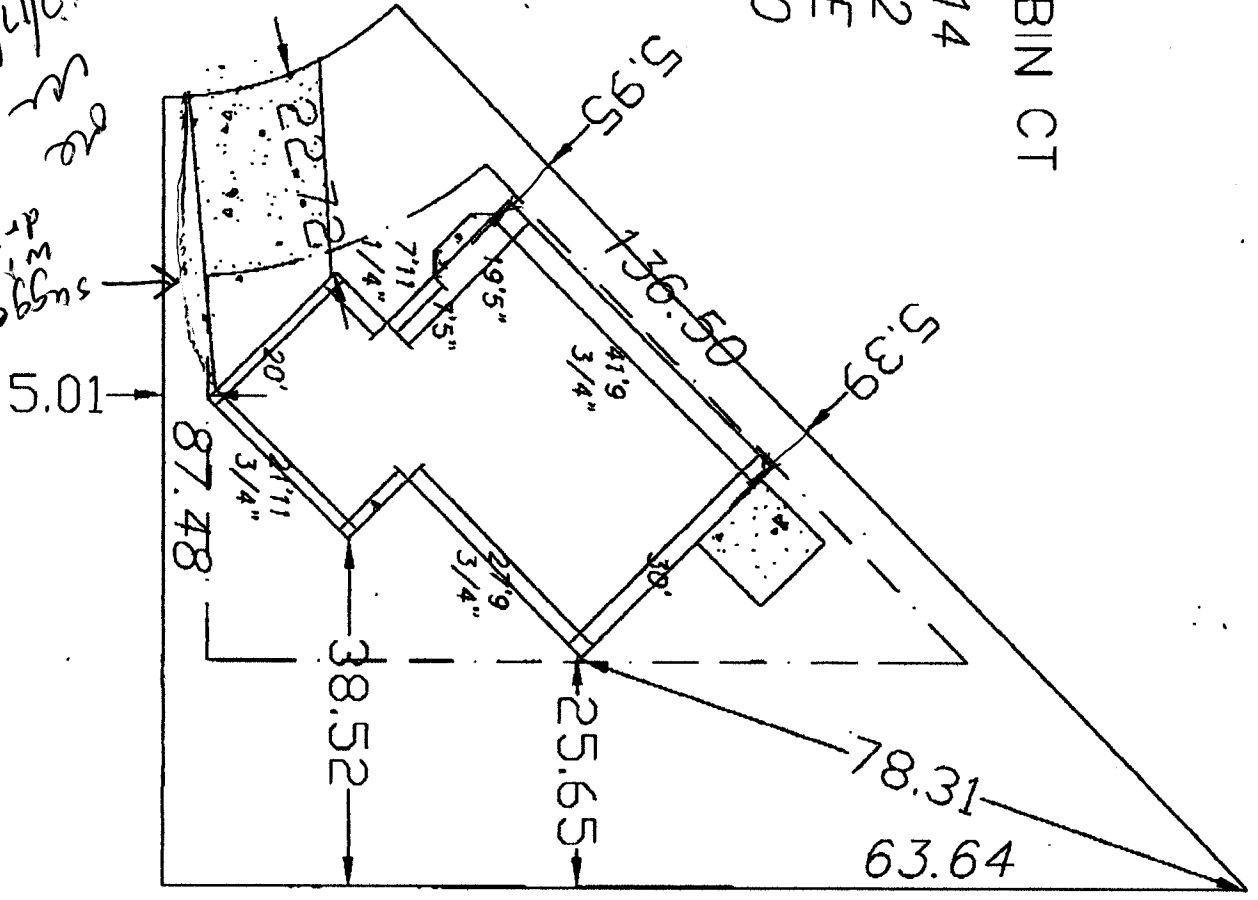
BLK 2

SCALE

:1=20



*12/17/02  
we  
are  
suggest  
drivers  
to accomodt  
backing*



ACCEPTED  
*W. Mike Major*  
12/17/02  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT AND THE CITY ENGINEER  
AND THE STATE DEPARTMENT OF  
TRANSPORTATION AND HIGHWAYS  
AND APPROVED BY THE  
LOCAL GOVERNMENT AND THE STATE