

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

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

BLDG PERMIT NO. 87354



Your Bridge to a Better Community

BLDG ADDRESS 474 Robin 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 13 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:
 (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 _____ TRAFFIC _____ 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).

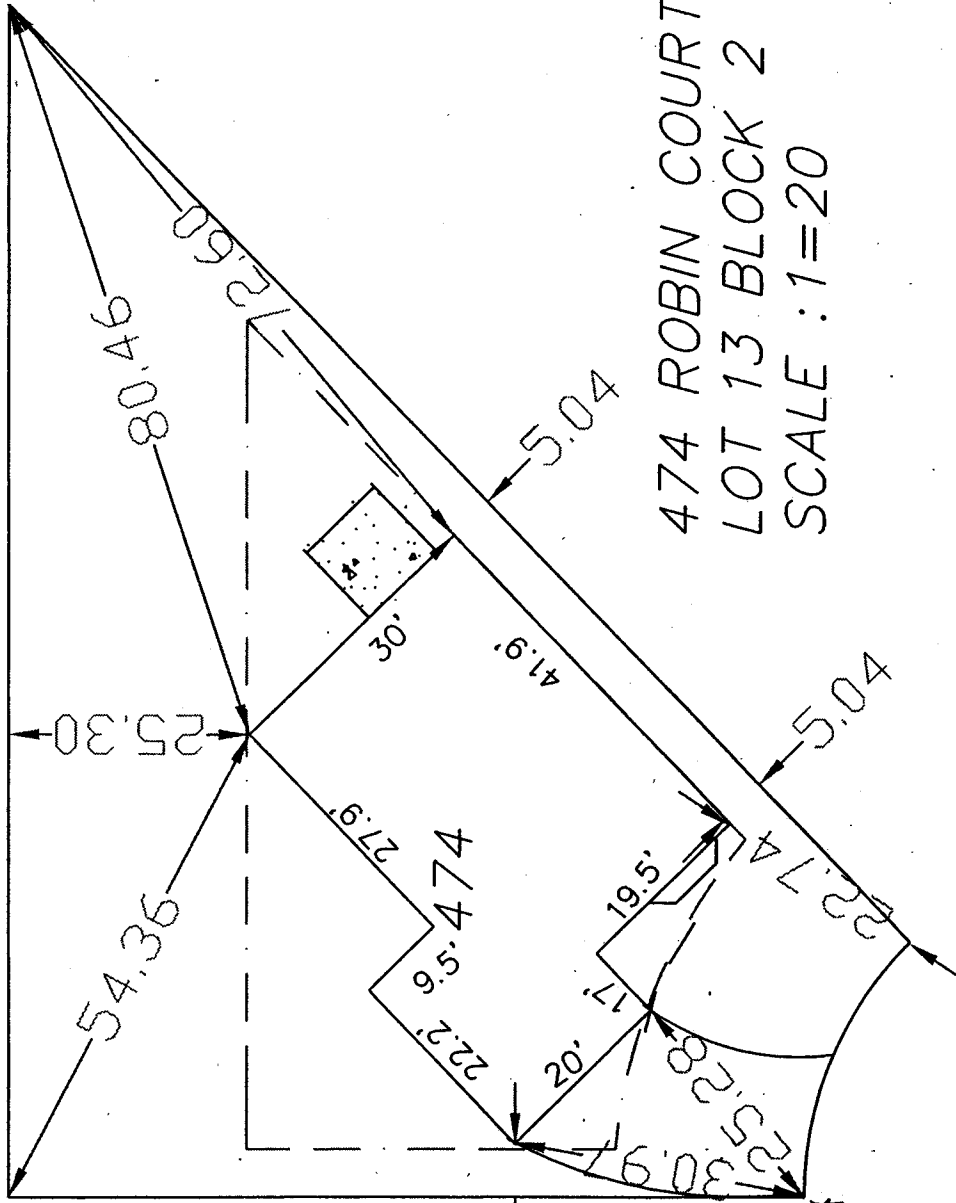
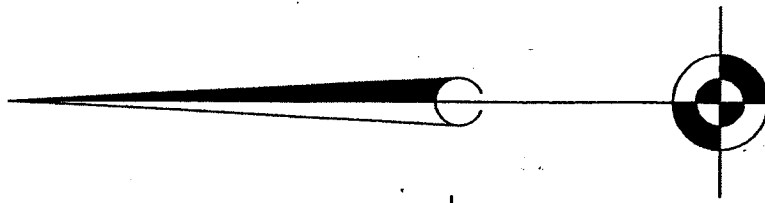
Applicant Signature Monica Kuta Date 12/3/02
 Department Approval Bill C. Jay Wilson Date 12/10/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15554</u>
Utility Accounting <u>Chloe</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



474 ROBIN COURT
LOT 13 BLOCK 2
SCALE : 1=20

ACCEPTED: *C. Faye Sibson 12/1/02*
ANY CHANGE OF RECORDS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

W. F. F. 12/5/02