


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

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

BLDG PERMIT NO. 87826



Your Bridge to a Better Community

BLDG ADDRESS 473 Dodge St. SQ. FT. OF PROPOSED BLDGS/ADDITION 1151 garage 389
 TAX SCHEDULE NO. 2943-1102-10-022 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Grand Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 1 BLK 2 LOT 18 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 Hornes 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' 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 _____ 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).

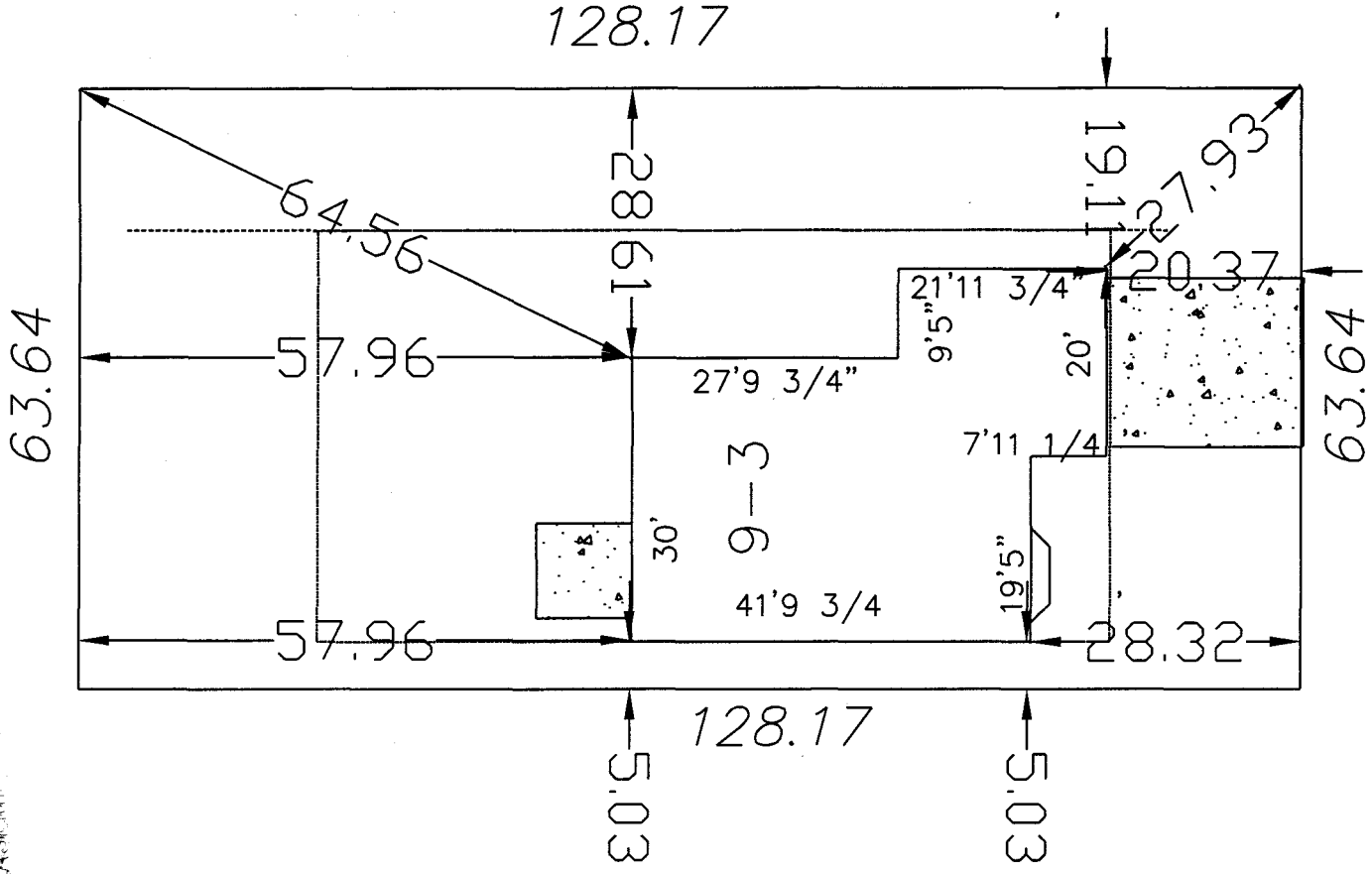
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Norica Rata Date 1/14/03
 Department Approval H. Y. Hsu Date 1/22/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15647</u>
Utility Accounting	<u>Ch Marshall</u>	Date	<u>1/22/03</u>

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

Atishi Bagric 1/20/03
 ALL DIMENSIONS MUST BE
 MEASURED FROM THE
 CENTERLINE OF THE
 PROPERTY LINES
 AND PROPERTY LINES
 PROPERLY
 IDENTIFY EASEMENTS
 AND PROPERTY LINES



473 DODGE ST.
 LOT 18 BLK 2
 SCALE : 1=20
 #9A Oakwood
 01-14-03

for
1/20/03

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

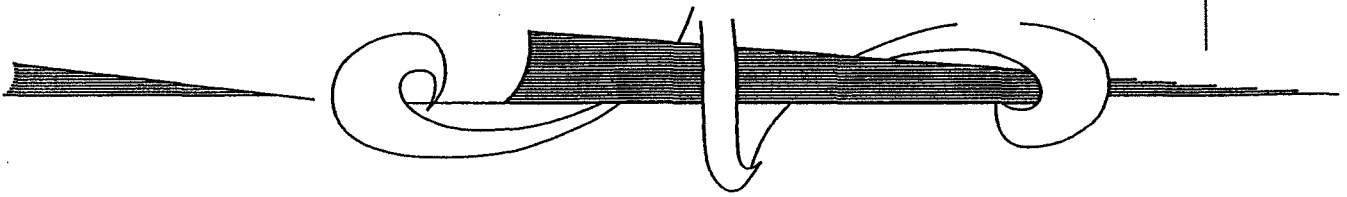
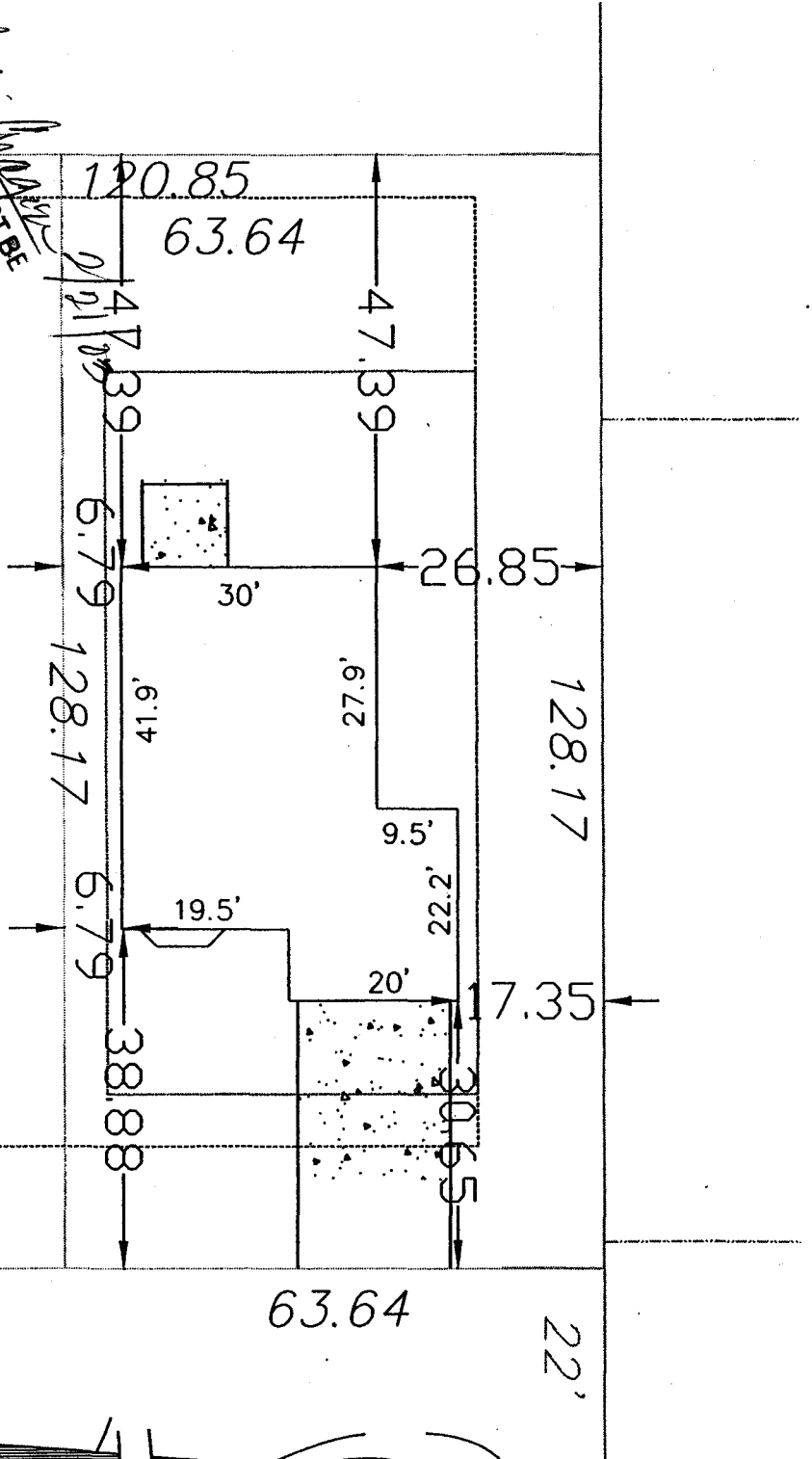
M. S. M. M. M.

473 Dodge St.
 Lot 18 Blk 2
 # 9 Oakwood
 Scale 1=20
 2-15-03

ACCEPTED BY: *Ray B. Johnson*

DATE: 2/24/03

*all
 cc
 3/21/03*



Correct