

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

74575-42095

BLDG ADDRESS 3003 Grand Meadow SQ. FT. OF PROPOSED BLDGS/ADDITION 96 sq. FT.
 TAX SCHEDULE NO. 2943-102-03-001 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Grand Meadow Ave TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING / BLK / LOT / NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 (1) OWNER Robert Graham NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 3003 Grand Meadow Ave. USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 970-434-7236 DESCRIPTION OF WORK & INTENDED USE Storage
 (2) APPLICANT Robert L. Graham TYPE OF HOME PROPOSED:
 (2) ADDRESS 3003 Grand Meadow Ave Site Built _____ Manufactured Home (UBC) _____
 (2) TELEPHONE 970-434-7236 _____ Manufactured Home (HUD) _____
 _____ Other (please specify) Storage Bldg.

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 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' from PL Parking Req'mt _____
 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 Robert L. Graham Date 2/20/03
 Department Approval Mike Hagan Date 2/24/03

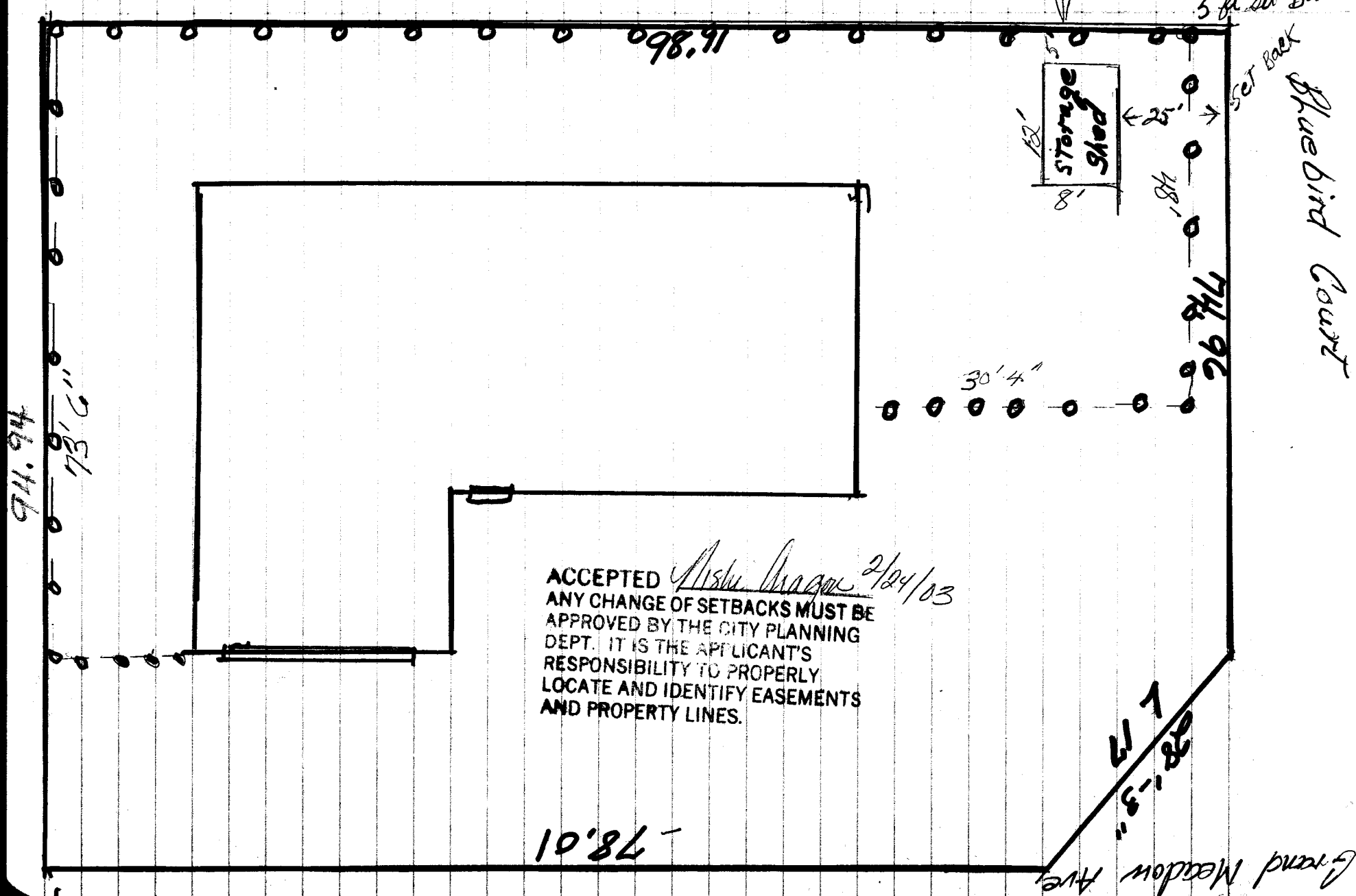
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Other</u>		<u>Storage Only</u>
		Date	<u>2-24-03</u>

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)

Filing #1
Lot 1
Block 1

Grand Meadows



ACCEPTED *Alisa Wagner* 2/24/03
 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.

5 ft. set back
 5 ft. set back
 Bluebird Court

94.94'
 73'6"

78.01'

Storage Shed
 5'

30'4"

28'-3"
 17'-7"

Grand Meadow Ave

74.92'

98.91'