

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 88962



Your Bridge to a Better Community

BLDG ADDRESS 2771 Inaguet SQ. FT. OF PROPOSED BLDGS/ADDITION 1256 garage + 105
TAX SCHEDULE NO. 2943 102 04 005 SQ. FT. OF EXISTING BLDGS _____
SUBDIVISION Grand Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED _____
FILING 1 BLK 2 LOT 5 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 Valleyct USE OF EXISTING BUILDINGS _____
(1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE New Home
(2) APPLICANT Grace Homes TYPE OF HOME PROPOSED:
(2) ADDRESS 786 Valleyct 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 BMF-5 Maximum coverage of lot by structures 6090
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 Monica Duta Date 4-8-03
Department Approval Ab. Bayler Henderson Date 4-15-03

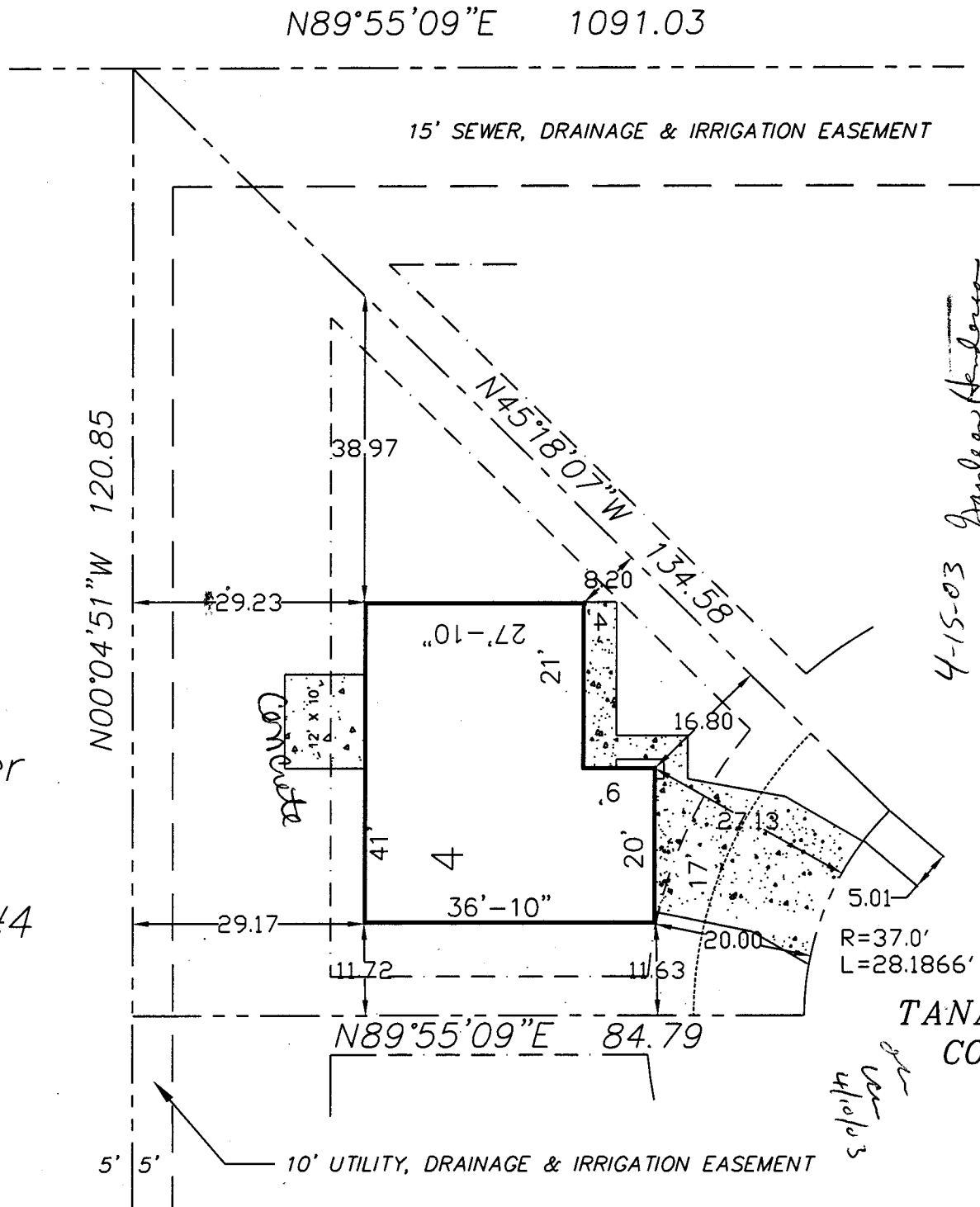
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15922</u>
Utility Accounting <u>Ch Cole</u>	Date <u>4/10/03</u>		

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)



471 Tanager
Court
Lot 5 Blk 2
Driftwood #4
01-07-03



4-15-03 *Gaylean Anderson*
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

5/9/03
W
**TANAGER
COURT**