

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

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

BLDG PERMIT NO. 87825



Your Bridge to a Better Community

BLDG ADDRESS 472 Janager Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1151 garage 389  
 TAX SCHEDULE NO. 2943-1102-00-022 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Grand Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING 1 BLK 2 LOT 8 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:  
 (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 \_\_\_\_\_ 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).

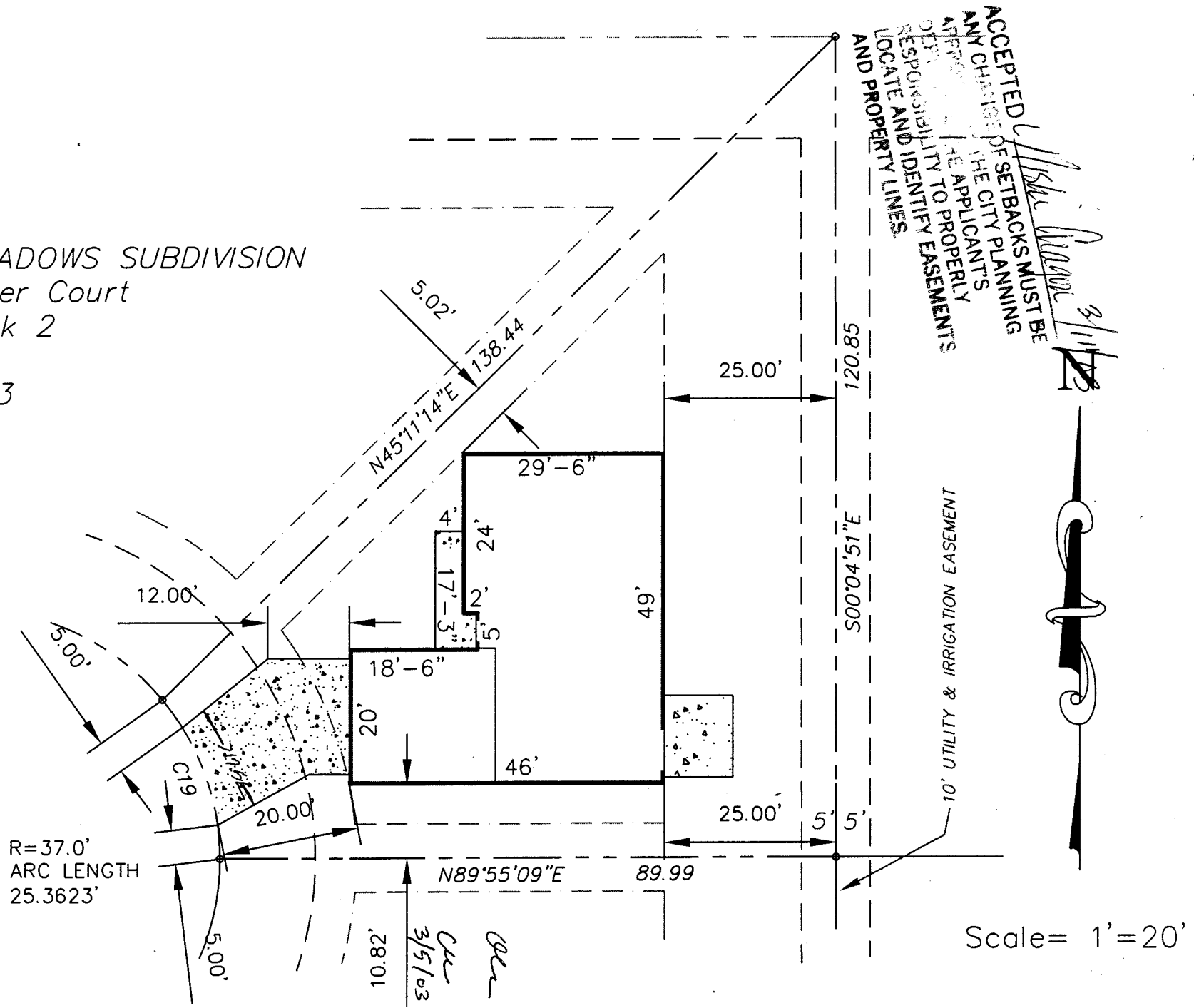
Applicant Signature Monica Kutas Date 1/14/03  
 Department Approval B. Y. Wagon Date 1/27/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>156480</u>
Utility Accounting	<u>Marshall Co</u>		Date <u>1/22/03</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)

GRAND MEADOWS SUBDIVISION  
 472 Tanager Court  
 Lot 8 Block 2

28-Feb-03



ACCEPTED  
 ANY CHANGES OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANTS ARE RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Steve Moore* 3/11/03



Scale = 1' = 20'