

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

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

BLDG PERMIT NO. 88606



Your Bridge to a Better Community

BLDG ADDRESS 474 TANAGER CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1553 GR 443
 TAX SCHEDULE NO. 2943 162 04 007 SQ. FT. OF EXISTING BLDGS ~~1000~~ ~~1000~~
 SUBDIVISION GRAND MEADOWS TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 1 BLK 2 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER DARTER 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 _____ 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 [Signature] Date 3/11/03
 Department Approval F.B. Baylews Henderson Date 3-24-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15858</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/26/03</u>

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

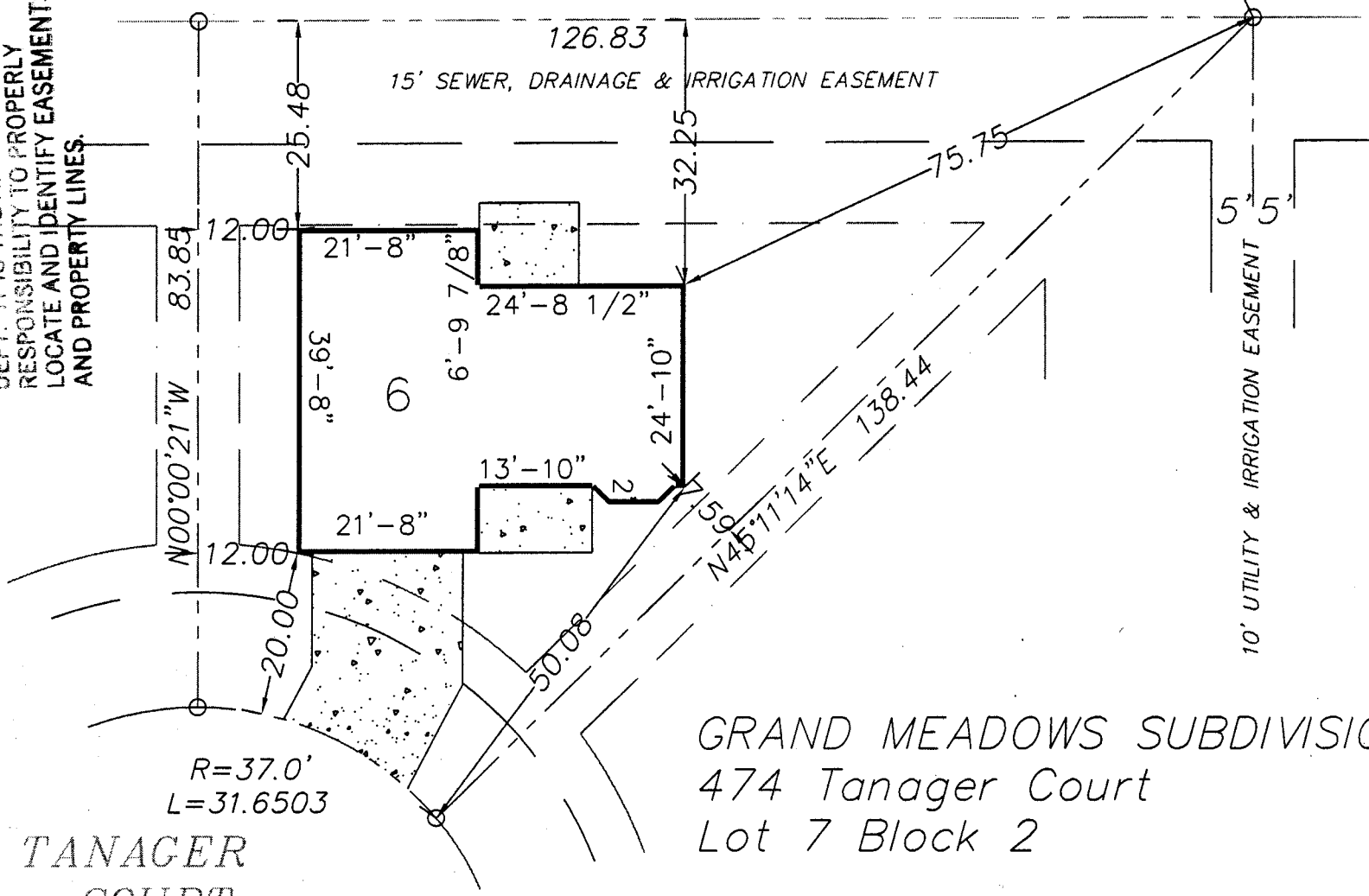
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

3-26-03 Gayle Henderson

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.

cm
cm
3/19/03

N89°50'09"W



R=37.0'
L=31.6503
TANAGER
COURT

GRAND MEADOWS SUBDIVISION
474 Tanager Court
Lot 7 Block 2
14-Mar-03

