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

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

BLDG PERMIT NO. _____

Building Address 3006 Big Bird Ave. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-162-08-004 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Grand Meadows North Sq. Ft. of Lot / Parcel 8,109 SF
 Filing 2 Block 2 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4507.55F

OWNER INFORMATION:

Name Grace Homes
 Address 786 Valley Ct.
 City / State / Zip G.J. Co. 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name "Same"
 Address _____
 City / State / Zip _____
 Telephone 523-5555

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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.

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|---|--|
| THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF | |
| ZONE <u>Rmf-5</u> | Maximum coverage of lot by structures <u>60%</u> |
| SETBACKS: Front <u>20'</u> from property line (PL) | Permanent Foundation Required: YES <u>X</u> NO _____ |
| Side <u>5'</u> from PL Rear <u>25'</u> from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions _____ |
| Voting District <u>C</u> | Driveway Location Approval <u>U</u> (Engineer's Initials) |

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 Rute Agent Date 7/2/04
 Department Approval H.C. Jane Hauer Date 7/6/04

| | | | |
|--|--------------------|----------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <u>X</u> | NO _____ | W/O No. <u>17429</u> |
| Utility Accounting <u>D Overholt</u> | Date <u>7/6/04</u> | | |

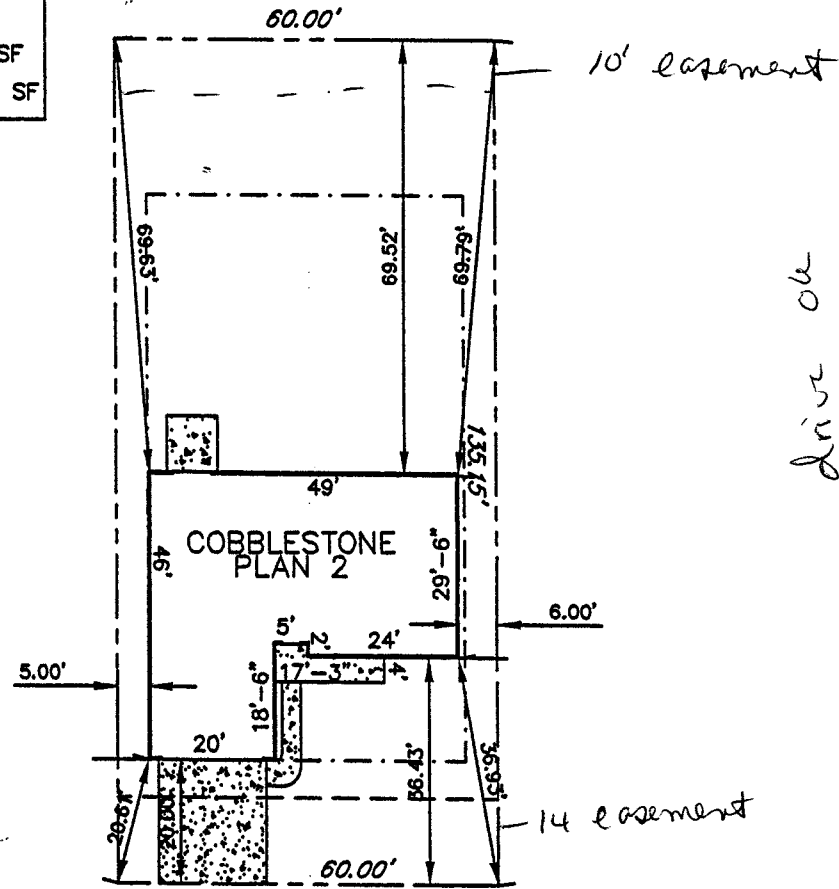
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

GROSS SQ FT = 1,342± SF
 IMPERVIOUS SQ FT = 4507.5 SF
 LOT 0 BLK 0 PARCEL = 8109± SF

ACCEPTED *City Hall 7/12/04*
 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.



Scale = 1' = 30'



drive on
7/12/04

GRAND MEADOWS SUBDIVISION
 3006 BIG BIRD AVE.
 Lot 4 Block 2

2-JULY-04

BIG BIRD AVENUE