

|        |         |
|--------|---------|
| FEE \$ | 10.00   |
| TCP \$ | 1500.00 |
| SIF \$ | 292.00  |

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 3008 Big Bend Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 1151 Garage 389  
 TAX SCHEDULE NO. 2943-102-08-005 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Grand Meadows Sub TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING A BLK 2 LOT 5 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Grace Homes NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) ADDRESS 786 Valley Ct. USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_  
 (2) APPLICANT "Same" TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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 50%  
 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).

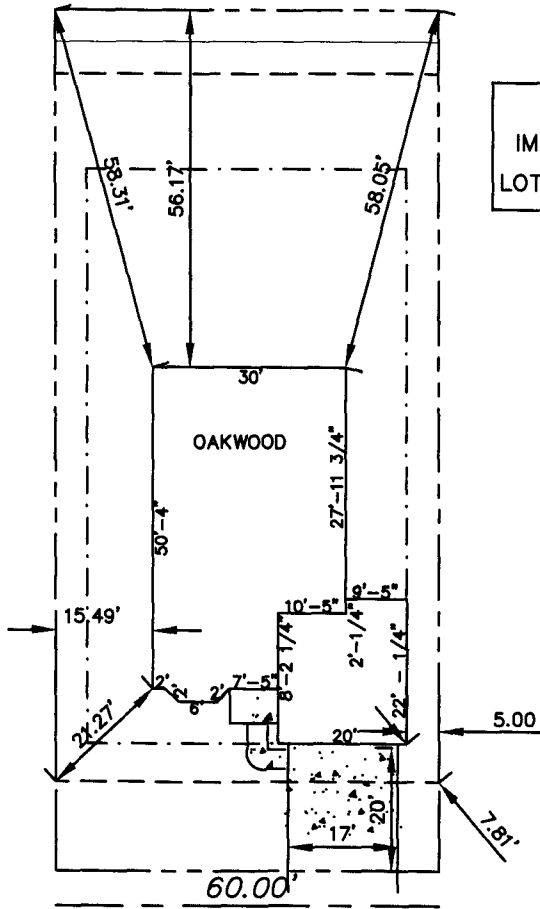
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Monica Kuita Agent Date 9/8/04  
 Department Approval Jill C. Jare Hall Date 10/29/04

|  |   |                 |                      |
|--|---|-----------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO              | W/O No. <u>17693</u> |
| Utility Accounting <u>L. O. Prover</u>                 | Date                                    | <u>10/29/04</u> |                      |

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

9/21/04  
m  
one  
drive



GROSS SQ FT = 1151 SF  
IMPERVIOUS SQ FT = 4507.5 SF  
LOT 5 BLK 2 PARCEL = 8901.1 SF



Scale = 1' = 20'

ACCEPTED *10/29/04 Jay Hall*  
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.

**BIG BIRD AVENUE**  
GRAND MEADOWS-SO SUBDIVISION  
3008 BIG BIRD AVE  
Lot 5 Block 2  
27-AUG-04  
20-SEPT-04