

FEE \$	292.00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 3014 Big Bird Ave. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-162-08-009 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Grand Meadows North Sq. Ft. of Lot / Parcel 8,244
 Filing 81 Block 2 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4,507

OWNER INFORMATION:

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

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
 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.

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 _____
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District "C" Driveway Location Approval [Signature]
 (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 Juta Date 7/22/04
 Department Approval [Signature] Date 8-18-04

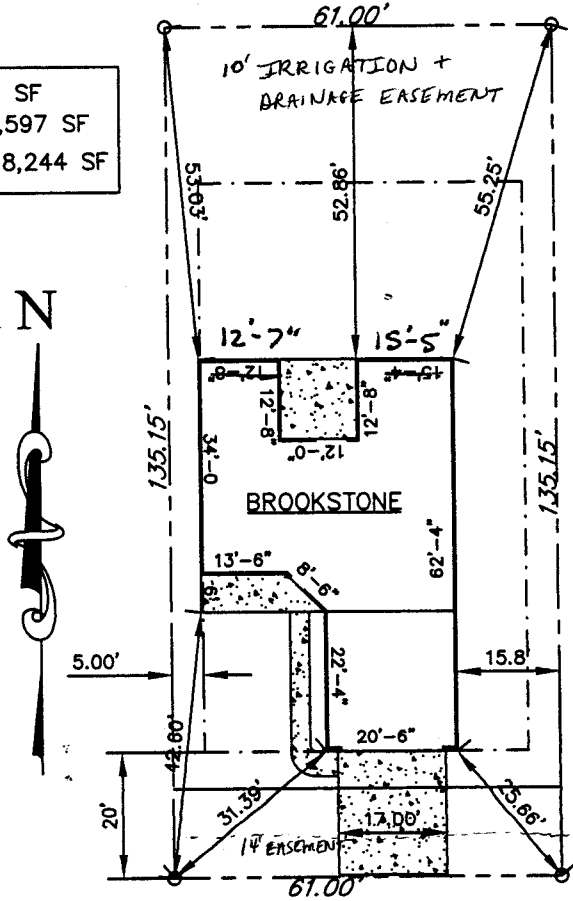
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 17553

Utility Accounting [Signature] Date 8/18/04

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)

EXISTING DRAINAGE AND IRRIGATION EASEMENT

GROSS SQ FT = 1,353 SF
 IMPERVIOUS SQ FT = 4,597 SF
 LOT 9 BLK 2 PARCEL = 8,244 SF



8-18-04
 Accepted *Gayleen Henderson*
 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.

DRIVE OK
 4/ 8/5/04

BIG BIRD AVE.

GRAND MEADOWS-SO SUBDIVISION
 3014 BIG BIRD AVE.
 Lot 9 Block 2 27-JULY-04