

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 3020 Big Bend SQ. FT. OF PROPOSED BLDGS/ADDITION 1353
 TAX SCHEDULE NO. 2943-166-08-013 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Grand Meadows Sub TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 2 BLK 2 LOT 13 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 7860 Valley Ct. USE OF EXISTING BUILDINGS New Home
 (1) TELEPHONE 503-5555 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 KMF-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 C 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).

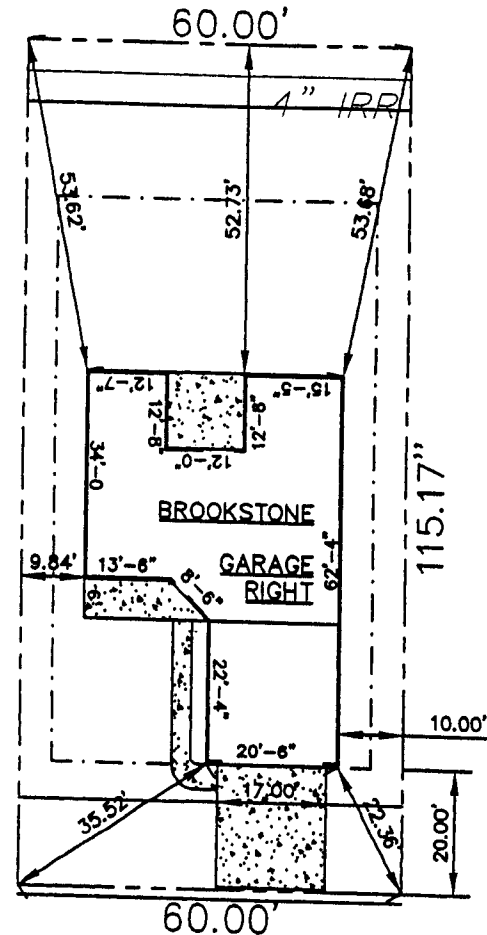
Applicant Signature Monica Kuta Date 9/3/04
 Department Approval J.C. Jare Hall Date 9/20/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17614</u>
Utility Accounting <u>OK</u>		Date <u>9-20-04</u>	

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

9/20/02
 ACCEPTED *C. Faye 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.

GROSS SQ FT = 1353 SF
 IMPERVIOUS SQ FT = 4507.5 SF
 LOT 13 BLK 2 PARCEL = 8109 SF



*drive
 on
 lot
 9/20/04*

Scale = 1" = 20' **BIG BIRD AVENUE**
 GRAND MEADOWS--SO. SUBDIVISION
 3020 BIG BIRD AVENUE
 Lot 13 Block 2 27-AUG-04