

FEE \$	10.00
TCP \$	500.00
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 3024 Big Bird Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1454 garage 391  
TAX SCHEDULE NO. 2943-162-00-023 (parent parcel) SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
SUBDIVISION Grand Meadows North TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
FILING 2 BLK 2 LOT 15 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER Grace Homes 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 Monica J. Kato Agent Date 5/18/04  
Department Approval M. C. Jay Hall Date 5/25/04

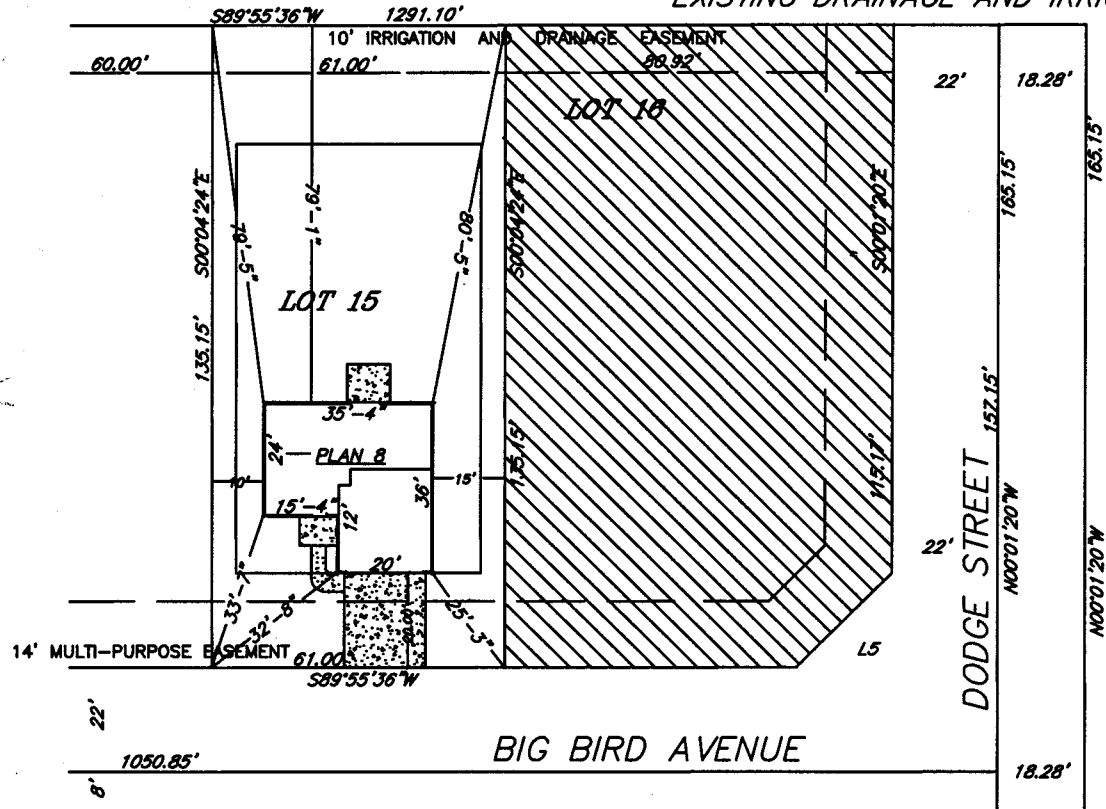
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17285</u>
Utility Accounting	<u>D Overholt</u>	Date	<u>5/27/04</u>

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)

OK  
5/19/04

EXISTING DRAINAGE AND IRRIGATION EASEMENT



Scale = 1" = 20'

5/25/04  
C. Jane Hall  
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.

GRAND MEADOWS SO. SUBDIVISION  
3024 BIG BIRD AVENUE

Lot 15 Block 2      4-FEB-04  
   18-MAY-04

FLOOR SQ FT	=	1455 S.F.
IMPERVIOUS SQ FT	=	4597.6 SQ FT
LOT SQ FT	=	8244± SQ.FT.