

FEE \$ 70.00  
 TCP \$ 500.00  
 SIF \$ 292.00

**PLANNING CLEARANCE**

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

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 3008 1/2 Big Bird Ave No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-162-082006 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision Grand Meadows South Sq. Ft. of Lot / Parcel 8,308  
 Filing 2 Block 2 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4,577

**OWNER INFORMATION:**

Name Grace Homes  
 Address 786 Valley Ct.  
 City / State / Zip V. J. CO. 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name "Name"  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_

**\*TYPE OF HOME PROPOSED:**

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

Telephone \_\_\_\_\_

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 X 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 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 Nanica Kuta Agent Date 7/1/04  
 Department Approval NAC Day Havel Date 7/6/04

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 17431  
 Utility Accounting D Overholt Date 7/6/04

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)

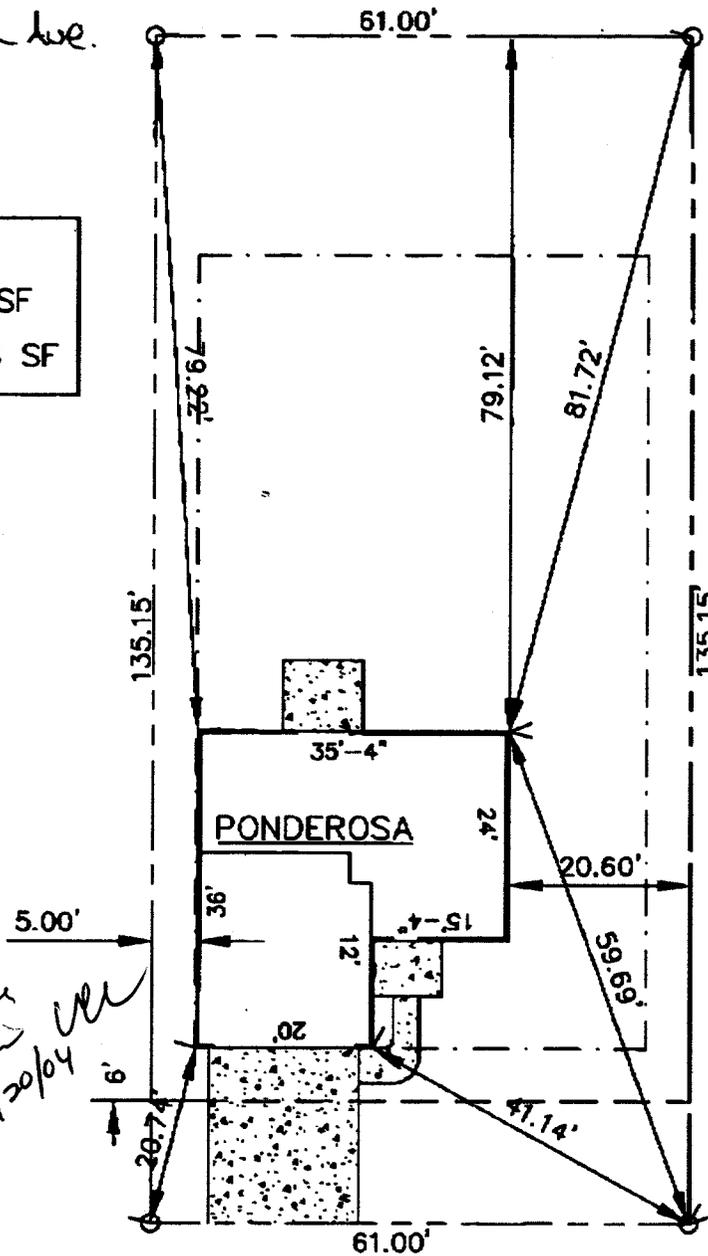
3008 1/2 Big Bird Ave.

GROSS SQ FT = 1467 SF
IMPERVIOUS SQ FT = 4577 SF
LOT 3 BLK 2 PARCEL = 8308 SF

ACCEPTED *[Signature]* 7/20/04  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



Scale = 1" = 20'



*drive  
 5.00'  
 20.7'*

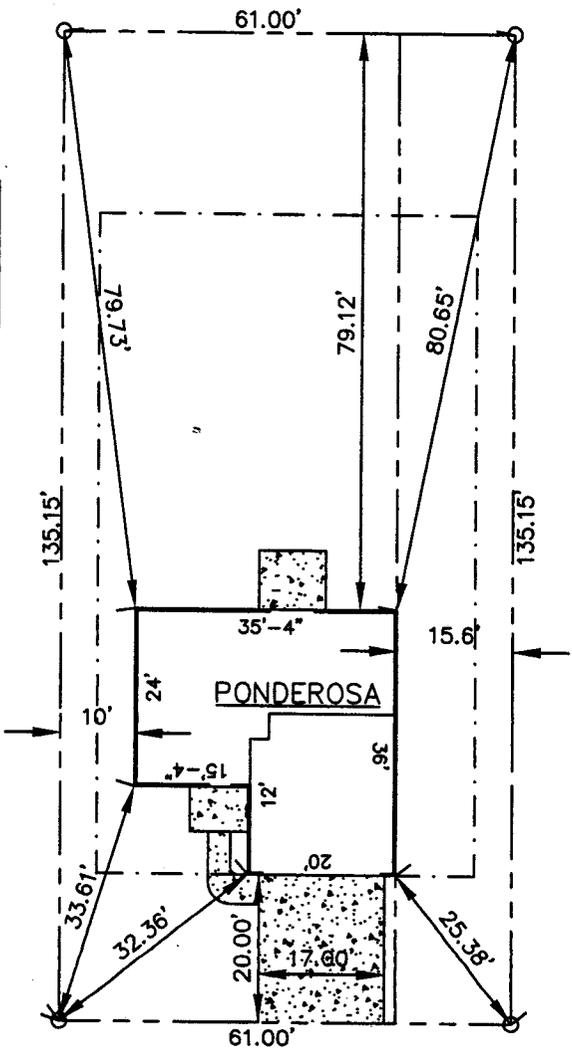
GRAND MEADOWS-SO. SUBDIVISION **BIG BIRD AVENUE**  
 3008-1/2 BIG BIRD AVE.  
 Lot 6 Block 2 21-JUNE-04

GROSS SQ FT = 1467 SF  
 IMPERVIOUS SQ FT = 4577 SF  
 LOT 3 BLK 2 PARCEL = 8308 SF

ACCEPTED  
*Revised Helder*  
*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.



Scale = 1" = 20'



GRAND MEADOWS-SO. SUBDIVISION **BIG BIRD AVENUE**  
 3008-1/2 BIG BIRD AVE.

Lot 6 Block 2  
 21-JUNE-04  
 22-JUNE-04  
 22-JULY-04  
 26-JULY-04

*OK*  
*lll*  
 7/26/04