

FEE \$	10.00
TCP \$	1000.00
SIF \$	584.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 465 Bluebird A & B way SQ. FT. OF PROPOSED BLDGS/ADDITION 11.5/ea. garage 389
 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 1 LOT 1 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 7816 Valley Ct. USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 970 523-5555 DESCRIPTION OF WORK & INTENDED USE Replace New Home
 (2) APPLICANT Grace Homes TYPE OF HOME PROPOSED:
 (2) ADDRESS 7816 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 6090
 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).

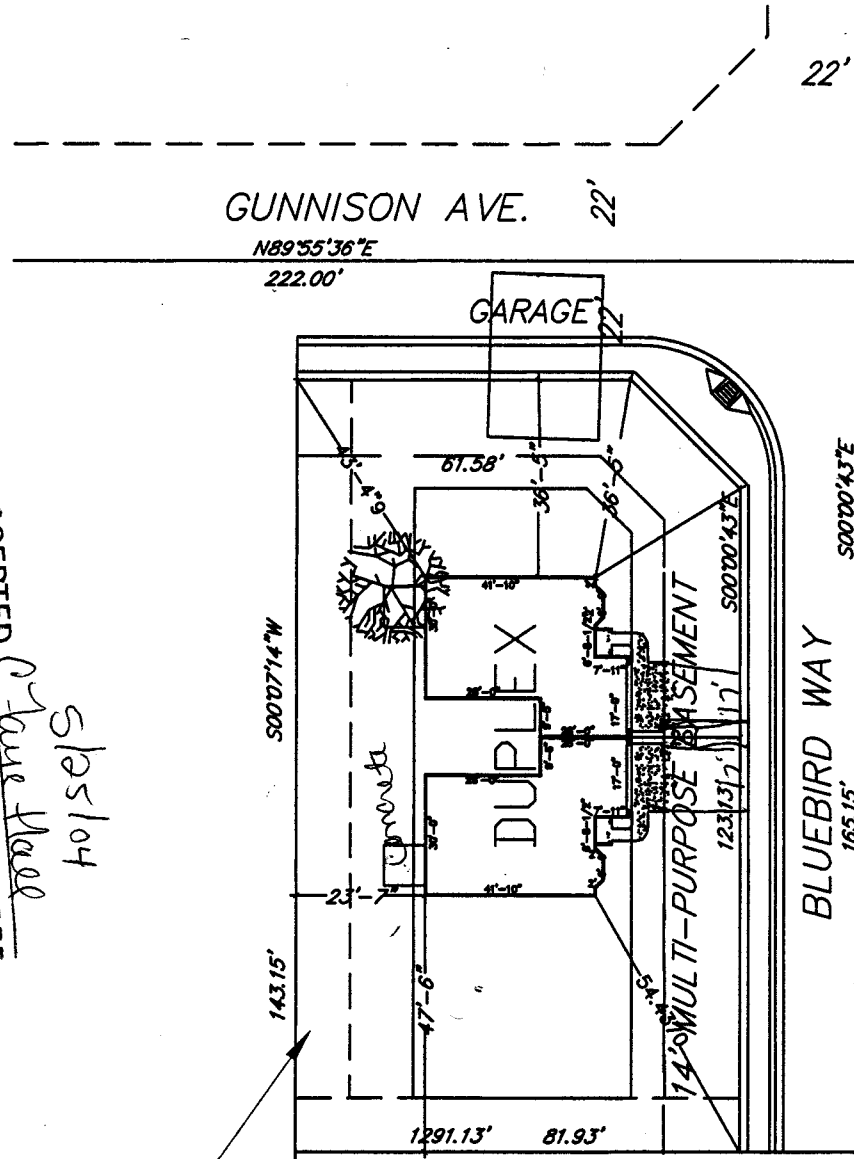
Applicant Signature Monica Statal Agent Date 5/18/04
 Department Approval M.C. Jarp Hall Date 5/25/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17289</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)

GROSS SQ FT = 2302 SF
 IMPERVIOUS SQ FT = 6813 SF
 LOT 1 BLK 1 PARCEL = 11504± SF



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.

Stage Deal
 5/25/04

GRAND MEADOWS SOUTH
 SUBDIVISION
 465 A & B BLUEBIRD WAY
 Lot 1 Block 1
 16-MAR-04
 18-MAY-04

DRIVE OK
 SH
 5/25/04

10' IRRIGATION AND DRAINAGE EASEMENT

IRRIGATION STRUCTURE

6" PVC ABANDON