

FEE \$	10
TCP \$	0
SIF \$	292-

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

BLDG PERMIT NO. 77751



Your Bridge to a Better Community

BLDG ADDRESS 651 Hudson Bay Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1326  
 TAX SCHEDULE NO. 2943-051-00-069 SQ. FT. OF EXISTING BLDGS -0-  
 SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1926  
 FILING 1 BLK 2 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Darter LLC  
 (1) ADDRESS 524-30 Rd #4 USE OF EXISTING BUILDINGS NA  
 (1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE New Residence  
 (2) APPLICANT Grace Homes Construction TYPE OF HOME PROPOSED:  
 (2) ADDRESS 524-30 Rd #4  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 PR4.5 Maximum coverage of lot by structures 45%  
 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 20' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 CENSUS 11 TRAFFIC 45 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 Mary Beth Ruppel Date 11-6-00  
 Department Approval Ashley Wagner Date 11-9-00

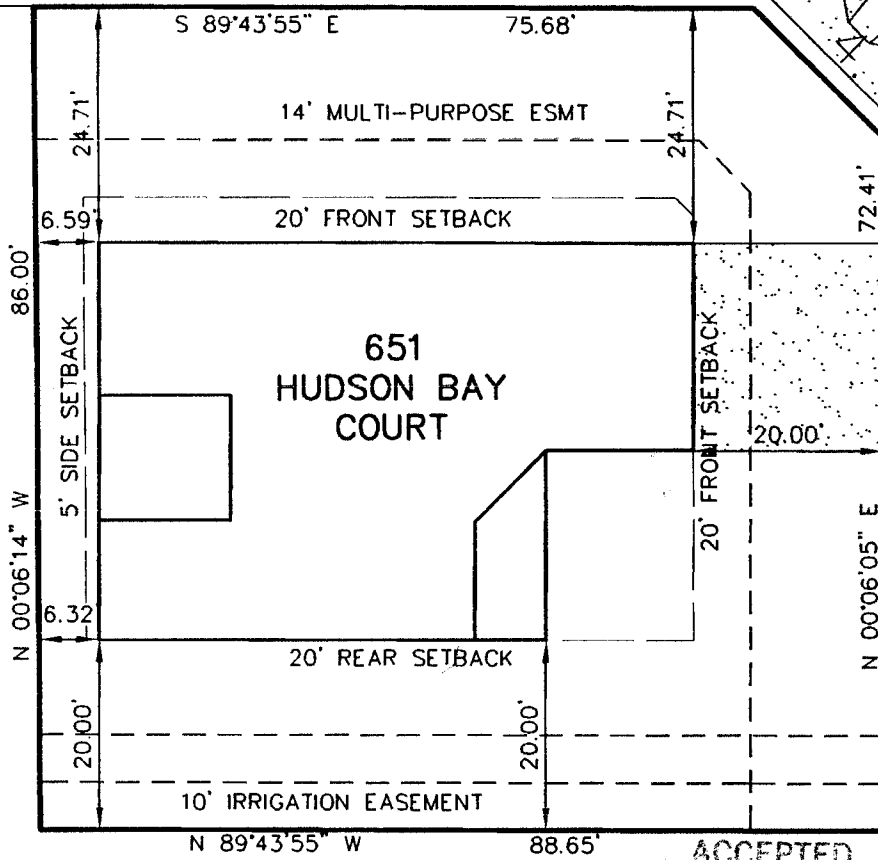
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>13550</u>
Utility Accounting	<u>[Signature]</u>		Date <u>11/13/00</u>

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)

BROOKSIDE DRIVE

HUDSON BAY COURT



651 HUDSON BAY COURT

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.

*W. Steve Oregon 11/19*

DRIVE OK  
 EH  
 11/16/20



1" = 20'