

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 82498



Your Bridge to a Better Community

BLDG ADDRESS 2980 Babbins Blvd SQ. FT. OF PROPOSED BLDGS/ADDITION 1394  
TAX SCHEDULE NO. 2943-051-07002 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION Brook Side 2 TOTAL SQ. FT. OF EXISTING & PROPOSED 1814  
FILING 2 BLK 8 LOT 5 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER Darter LLC NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction  
(1) ADDRESS 786 Valley Ct USE OF EXISTING BUILDINGS New Const  
(1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE New Const  
(2) APPLICANT Grace Homes Const. 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 PD Maximum coverage of lot by structures 35%  
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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).

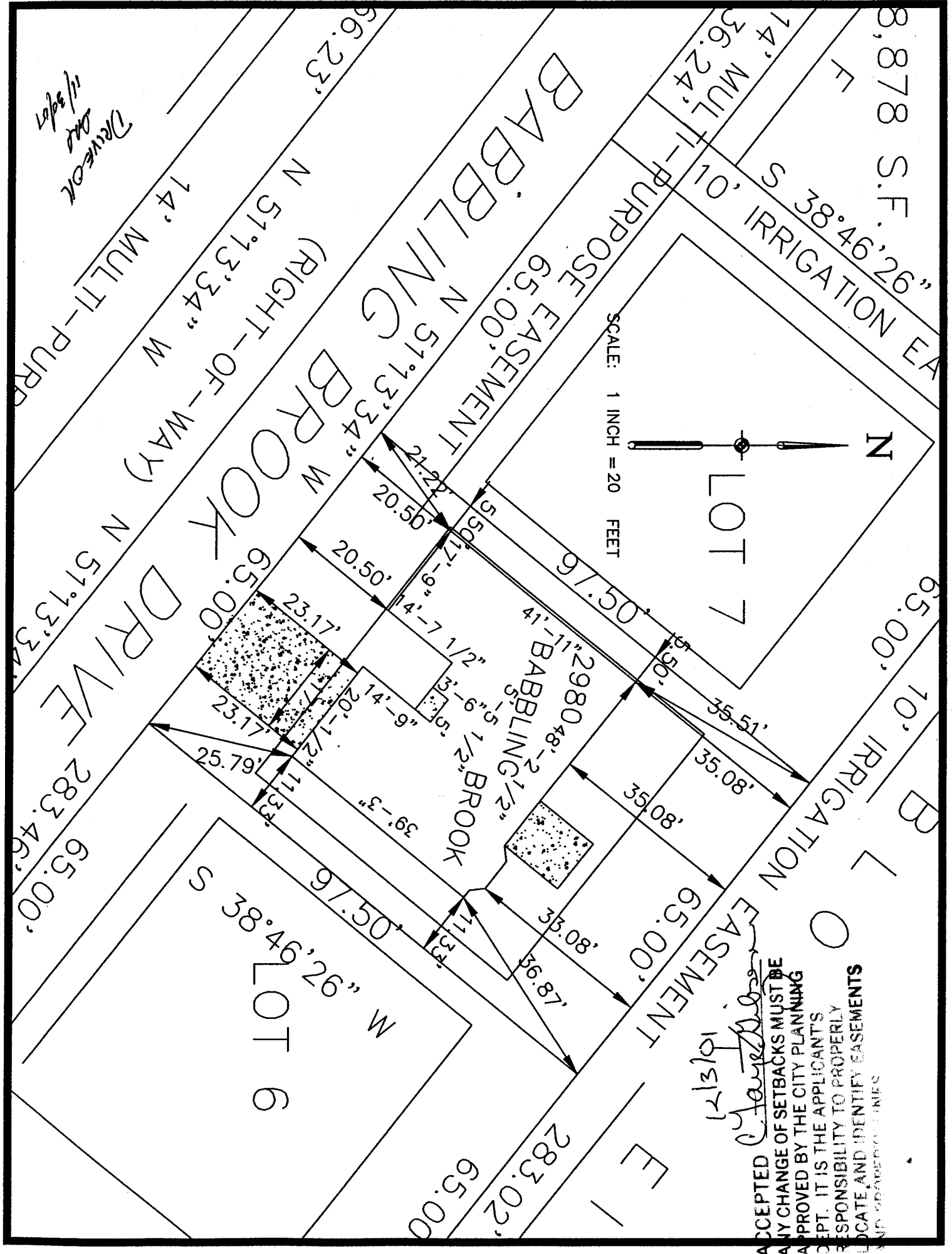
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature \_\_\_\_\_ Date 11/27/01  
Department Approval C. Jay Johnson Date 12/1/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/P No <u>94403</u>
Utility Accounting <u>Patricia Kanover</u>	Date <u>12-3-01</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)



THREASON  
11/29/17

SCALE: 1 INCH = 20 FEET



LOT 7

*James H. Hines*  
10/21/17

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 GRADE CHANGES