

|        |        |
|--------|--------|
| FEE \$ | 10.00  |
| TCP \$ | 0      |
| SIE \$ | 292.00 |

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 82097



Your Bridge to a Better Community

BLDG ADDRESS 2983 Bubbling Brook SQ. FT. OF PROPOSED BLDGS/ADDITION 1312  
TAX SCHEDULE NO. 2943-051-07-002 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION Brookside II TOTAL SQ. FT. OF EXISTING & PROPOSED 1767 w/garage  
FILING 2 BLK 7 LOT 1 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 GJ USE OF EXISTING BUILDINGS NA  
(1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE Single family  
(2) APPLICANT Grace Homes Const TYPE OF HOME PROPOSED:  
(2) ADDRESS 786 Valley Ct GJ  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 RD 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 ANNEX# \_\_\_\_\_

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).

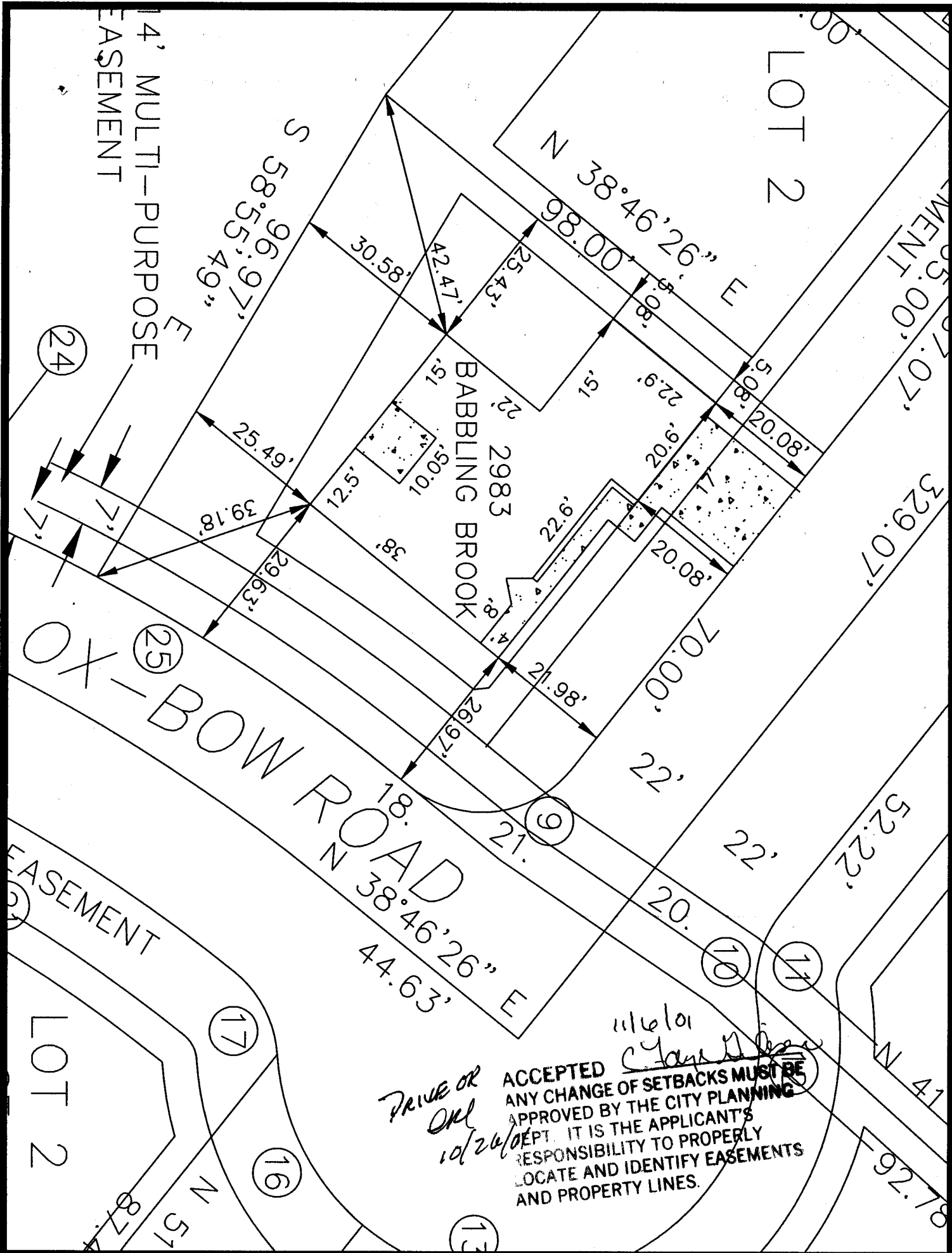
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 10/23/01  
Department Approval [Signature] Date 11/6/01

|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>14366</u> |
| Utility Accounting <u>Kate Elsberry</u>                | Date <u>11/6/01</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)



14' MULTI-PURPOSE  
EASEMENT

LOT 2

BABBLING BROOK

OX-BOW ROAD

EASEMENT

LOT 2

*Drive or  
Orl  
10/26/01*

*11/6/01  
C. [Signature]*

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.

(24)

(25)

(9)

(10)

(11)

(17)

(16)

(13)