

FEE \$ <u>10.00</u>
TCP \$ <u>0</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 82166



Your Bridge to a Better Community

BLDG ADDRESS 2986 Babbling Brook Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1116

TAX SCHEDULE NO. 2943-051-07-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Brookside #1 TOTAL SQ. FT. OF EXISTING & PROPOSED 1573 w/garage

FILING 2 BLK 8 LOT 2 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 NA

(1) TELEPHONE 523 5555 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT Grace Homes Const TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 786 Valley Ct

(2) TELEPHONE 523 5555

**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 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 10/31/01

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>14364</u>
Utility Accounting <u>Kath Esberry</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)

11/10/01  
 ACCEPTED *C. Faye Nelson*  
 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.

