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

BLDG PERMIT NO. 78828



Your Bridge to a Better Community

BLDG ADDRESS 2976 Bret Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 96
 TAX SCHEDULE NO 2943-051-48-005 SQ. FT. OF EXISTING BLDGS 1600
 SUBDIVISION Brookwood TOTAL SQ. FT. OF EXISTING & PROPOSED 1696
 FILING _____ BLK 2 LOT 5
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER Dwane A. Harris
 (1) ADDRESS 2976 Bret Dr. USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE 242-3833 DESCRIPTION OF WORK & INTENDED USE expanding dining room
 (2) APPLICANT Jim Mullis TYPE OF HOME PROPOSED:
 (2) ADDRESS 2208 Mudgett St. Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 243-5184 _____ 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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 20' from PL Parking Req'mt _____
 Maximum Height 32' Special Conditions _____
 CENSUS 11 TRAFFIC 46 ANNEX# _____

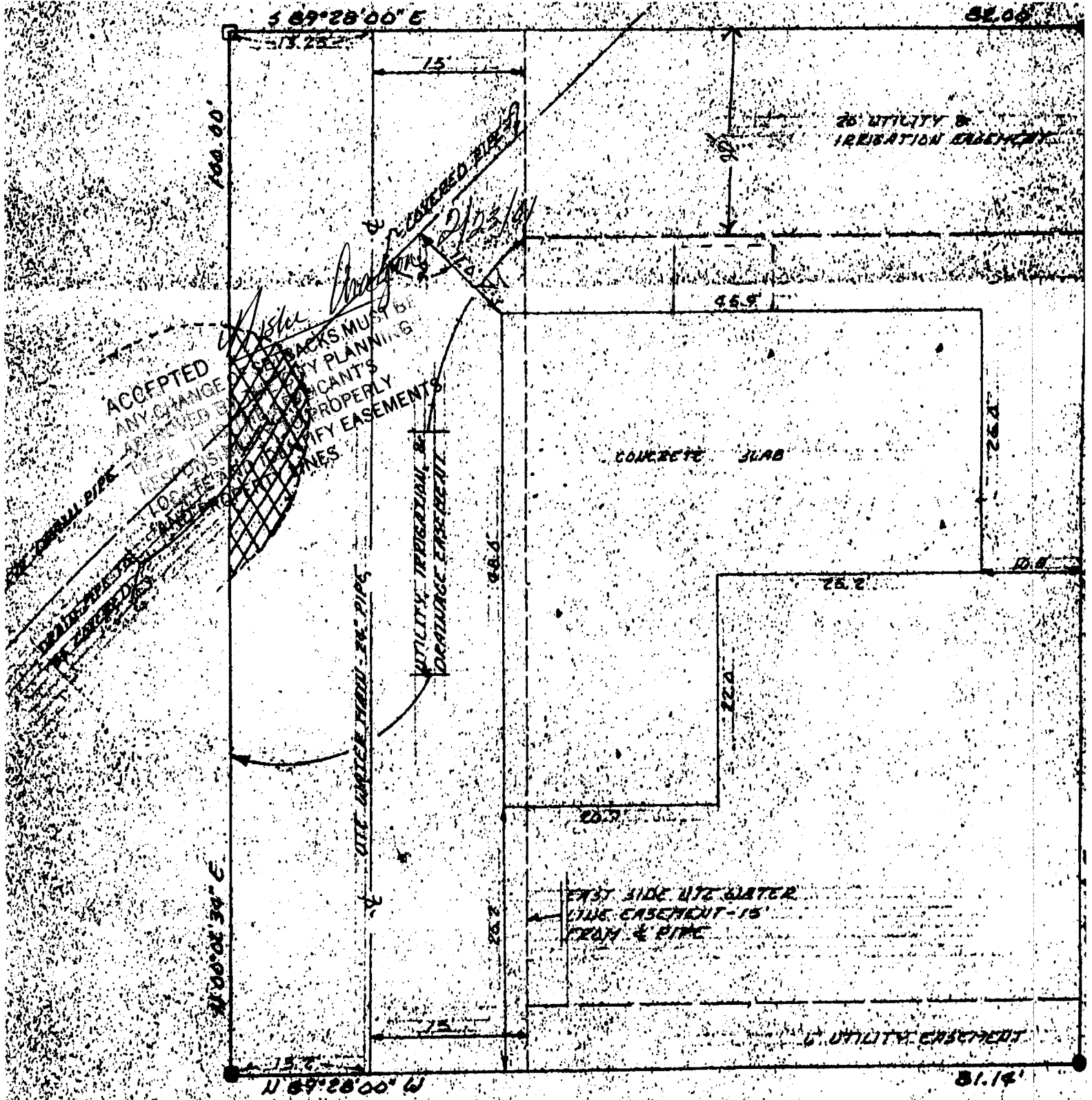
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Jim Mullis Date 02-23-07
 Department Approval Missie Aragon Date 2/23/07

Additional water and/or sewer tap fee(s) are required.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting <u>Jim Mullis</u>	Date <u>2/23/07</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)



2976 BRET DRIVE

LEGEND
 ○ FROM ROAD TO CONCRETE - NO CHANGE
 ○ APPROX. ROAD SUBDIVISION
 ● FOR SLAB MARKED RE PL'S 14113



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