

FEE \$	10.00
TCP \$	
SIF \$	292.00

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

BLDG PERMIT NO. 79646



Your Bridge to a Better Community

BLDG ADDRESS 655 Hudson Bay Ct 2993 Summerbrook Dr 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 1726 w/gar

FILING 1 BLK 3 LOT 2

NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS New Res

DESCRIPTION OF WORK & INTENDED USE New Const.

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(1) OWNER Darter LLC

(1) ADDRESS 786 Valley Ct 6-J Co

(1) TELEPHONE 523-5555

(2) APPLICANT Gracehones Const.

(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 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 [Signature] Date 4/16/2001

Department Approval [Signature] Date 5/1/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>paid @ CG</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/1/01</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)

SUMMERBROOK DRIVE

14' MULTI-PURPOSE EASEMENT

LOT 3

N



SCALE
1=20

ACCEPTED *[Signature]* 5/1/01
AND CHANGE OF SETBACKS FOR
APPROVED BY THE CITY PLANNING
DEPT. IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

EASEMENT

655
HUDSON BAY CT

LOT 1

HUDSON BAY CT
DRIVEOK
all
5/1/01

