

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

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

BLDG PERMIT NO. 78557



Your Bridge to a Better Community

BLDG ADDRESS 653 Hudson Bay Ct 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/garage  
 FILING 1 BLK 1 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Darter LLC USE OF EXISTING BUILDINGS NA  
 (1) ADDRESS 524 #4 3rd G.J.C. 81504 DESCRIPTION OF WORK & INTENDED USE New Residence  
 (1) TELEPHONE 523-5555 TYPE OF HOME PROPOSED:  
 (2) APPLICANT Grace Homes Construction  Site Built  Manufactured Home (UBC)  
 (2) ADDRESS 524 3rd #4 G.J.C. 81504  Manufactured Home (HUD)  
 (2) TELEPHONE 523-5555  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 (PR.45) Maximum coverage of lot by structures 45%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  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 1-15-2001  
 Department Approval [Signature] Date 1-15-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>See</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/2/01</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)

N 00°16'05" E 118.51'

10' EASEMENT

R

SET BACK

HUDSON BAY CT.

S

114.10' S

14'

S 06°40'40" W 48.15'

BROOKSIDE DRIVE

HUDSON BAY COURT

DRIVE OK  
DAP

COURT *Ronnie* 2/2/01 4/16/01

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.

N

1"=20'

