

FEE \$	10 ⁻
TCP \$	A
SIF \$	292 ⁻

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

BLDG PERMIT NO. 78788



Your Bridge to a Better Community

BLDG ADDRESS 654 Hudsonbay Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1275⁻
 TAX SCHEDULE NO. 2943-051-00-069 SQ. FT. OF EXISTING BLDGS Ø
 SUBDIVISION BrookSide TOTAL SQ. FT. OF EXISTING & PROPOSED 1675⁻ w/garage
 FILING 1 BLK 1 LOT 2 NO. OF DWELLING UNITS:
 Before: Ø After: 1 this Construction
 (1) OWNER Darter LLC NO. OF BUILDINGS ON PARCEL
 Before: Ø After: 1 this Construction
 (1) ADDRESS 786 Valley Ct 6J 81505⁻ USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE New Residence
 (2) APPLICANT Grace Homes Const. TYPE OF HOME PROPOSED:
 (2) ADDRESS 786 Valley Ct 6J 81505 Site Built Manufactured Home (UBC)
 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 PR 4.5 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 10' irri. easemt in rear.
 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 Jim Lantz Date 2/21/2001
 Department Approval Ronnie Edwards Date 2/27/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/D No <input checked="" type="checkbox"/>
Utility Accounting	<u>Overholt</u>	Date	<u>2/27/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

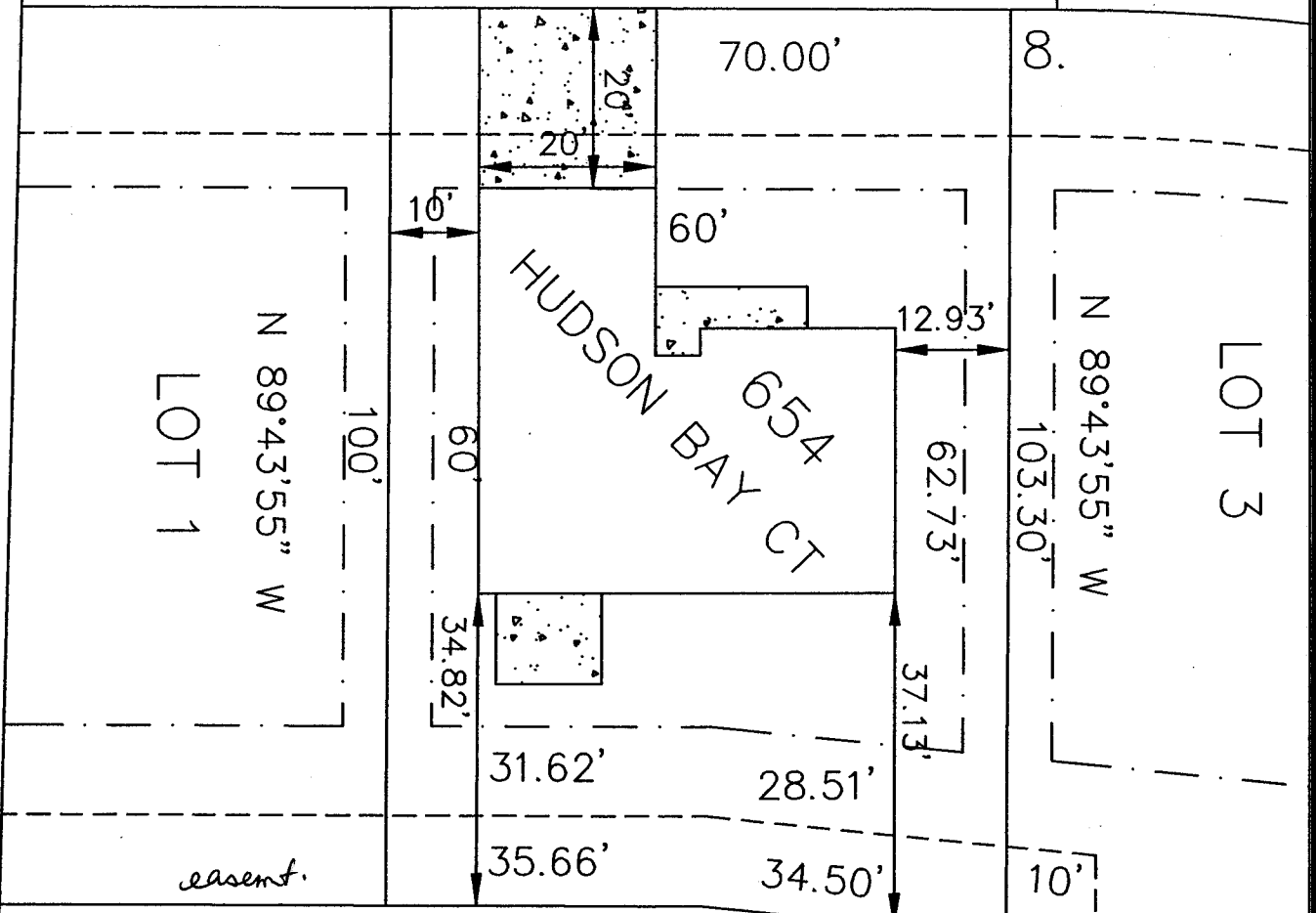
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Ronnie* 2/27/01
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.

HUDSON BAY

COURT

156.51'



LOT 1
N 89'43'55" W
100'

HUDSON BAY CT
654

LOT 3
N 89'43'55" W
103'30"

easement.

TRACT A

DRIVE OK
ARD
2/22/01

N 05°45'57" E
B.F.Θ.Θ
67.18'
7,243 S.F.