

FEE \$	10
TCP \$	0
SIF \$	292

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

BLDG PERMIT NO. 78615



Your Bridge to a Better Community

BLDG ADDRESS 656 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 1793 1/2 garage  
 FILING 1 BLK 3 LOT B 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 524 30 Road Suite 4 Grand Junction Co, 81504 USE OF EXISTING BUILDINGS —  
 (1) TELEPHONE (970) 523-5555 DESCRIPTION OF WORK & INTENDED USE new home  
 (2) APPLICANT Grace Homes Const. TYPE OF HOME PROPOSED:  
 (2) ADDRESS 524 30rd Suite 4 Grand Junction Co, 81504  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE (970) 523-5555  Manufactured Home (HUD)  
 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 PR4.5 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 \_\_\_\_\_  
 CENSUS 11 TRAFFIC 45 ANNX# \_\_\_\_\_

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).

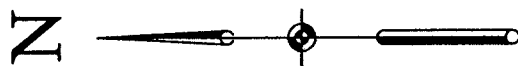
Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Department Approval [Signature] Date 2/9/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>See attached</u>
Utility Accounting: <u>[Signature]</u>		Date	<u>2/9/01</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



SCALE  
1=20

LOT 4

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*Alister Anderson*

2/9/01

N 13.05'16" E  
19.18'  
S 76°54'44" E  
68.71'

21.13'  
43.11'

N 13.05'16" E  
62.20'

20' FRONT SETBACK  
57.73'

20'

59.27'

26.85'

30.52'

656  
HUDSON BAY CT.

58.41'

21.36'

79.52'

21.94'

S  
N 89°43'55" W  
63.69'

15.58'

22.36'

25.33'

103.30'

63.69'

DRIVE OK  
DAR  
2/8/01