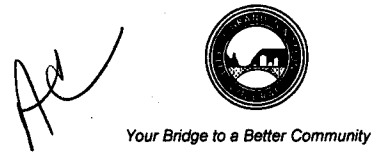


FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 82953



BLDG ADDRESS 2981 Babbling Brook SQ. FT. OF PROPOSED BLDGS/ADDITION 1342
 TAX SCHEDULE NO. 2943-051-07-002 SQ. FT. OF EXISTING BLDGS NA
 SUBDIVISION Brookside II TOTAL SQ. FT. OF EXISTING & PROPOSED 1765 w/garage
 FILING 2 BLK 7 LOT 2 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 786 Valley ct USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 523 5555 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT Grace Homes Const TYPE OF HOME PROPOSED:
 (2) ADDRESS 786 Valley ct Site Built Manufactured Home (UBC)
 (2) TELEPHONE 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 RD Maximum coverage of lot by structures 3570
 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 45 TRAFFIC 11 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 1/15/02
 Department Approval [Signature] Date 1/22/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>1518</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/22/02</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)