

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

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

BLDG PERMIT NO. 84484



Your Bridge to a Better Community

BLDG ADDRESS 2984 Badbliny Bank SQ. FT. OF PROPOSED BLDGS/ADDITION 1561

TAX SCHEDULE NO. 2943-051-0700 ⁷²⁻⁰⁰⁹ ~~77-008~~ SQ. FT. OF EXISTING BLDGS. _____

SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1561

FILING 2 BLK 8 LOT 3 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 _____

(1) TELEPHONE 970 523 5555 DESCRIPTION OF WORK & INTENDED USE Residential

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

(2) ADDRESS 286 Valley Ct

(2) TELEPHONE 970-523-5555

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 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 Darin Carli Date 5/23/02

Department Approval D.H. Jay Wilson Date 5/23/02

| | | | |
|--|---|------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>14954</u> |
| Utility Accounting | <u>Jay Wilson</u> | Date | <u>5/23/02</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

5/23/02

C. Jay Gilson

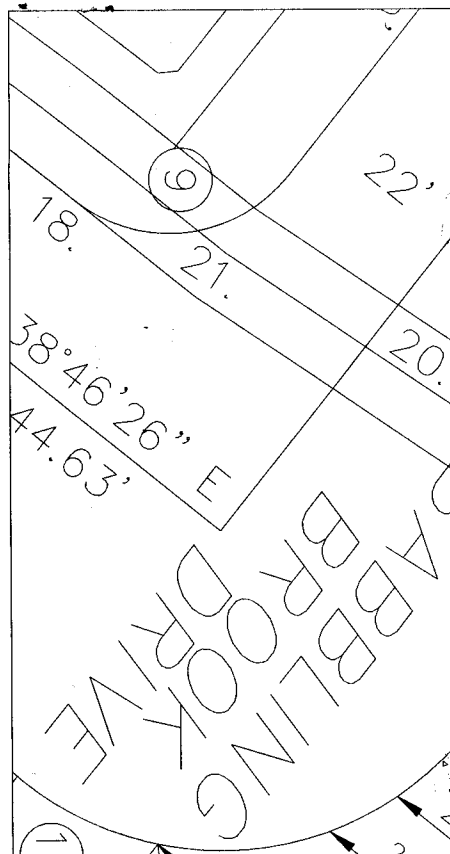
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE COUNTY PLANNING
DEPT. CONSULT WITH DEPT. AS TO
LOCATE AND IDENTIFY EASEMENTS
AND SETBACK LINES

OT 5
SF
37 S.F.
38°46'26" W

LOT 4

70.10'

92.78'



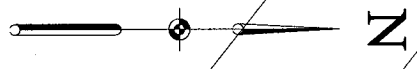
BABBLING BROOK DRIVE

BABBLING BROOK

14' MULTI-PURPOSE
EASEMENT

77.00'

SCALE: 1 INCH = 20 FEET



Drive OK
AK
5/23/02

LOT 2

38°46'26" W
44.39'

LOT 1

36