

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

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

BLDG PERMIT NO. 83824



Your Bridge to a Better Community

BLDG ADDRESS 668 Spring Brook Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1151

TAX SCHEDULE NO. 2913-051-07-002 SQ. FT. OF EXISTING BLDGS NONE

SUBDIVISION Brookside 2 TOTAL SQ. FT. OF EXISTING & PROPOSED ~~NONE~~ 1540 w/ garage

FILING 2 BLK 7 LOT 5 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) OWNER Dartville USE OF EXISTING BUILDINGS None

(1) ADDRESS 786 Valley Ct DESCRIPTION OF WORK & INTENDED USE New Home

(1) TELEPHONE 523-5555 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) APPLICANT Grace Dennis Carter

(2) ADDRESS 786 Valley Ct

(2) TELEPHONE 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 3570

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 0' / 10' from PL, Rear 20' from PL Parking Req't 2

Maximum Height 32' Special Conditions \_\_\_\_\_

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 [Signature] Date 3/21/02

Department Approval [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/ONG. <u>14711</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-2-02</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)

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

*Alisa Brown* 4/12/12

N



SCALE: 1 INCH = 20 FEET

