

FEE \$	10.00
TCP \$	None
SIF \$	292.00

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

BLDG PERMIT NO. 87049



Your Bridge to a Better Community

BLDG ADDRESS 6067 1/2 Opimbrook Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1292 garage

TAX SCHEDULE NO. 2943-051-70-002 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 3 BLK 5 LOT 13 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 7810 Valley Ct USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 523-5535 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

(2) APPLICANT Grace Homes TYPE OF HOME PROPOSED:  
X Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 7810 Valley Ct

(2) TELEPHONE 523-5535

**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 35%

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

Side 0' from PL, Rear 20' from PL Parking Req'mt 2

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

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Monica Duta Date 11-12-02

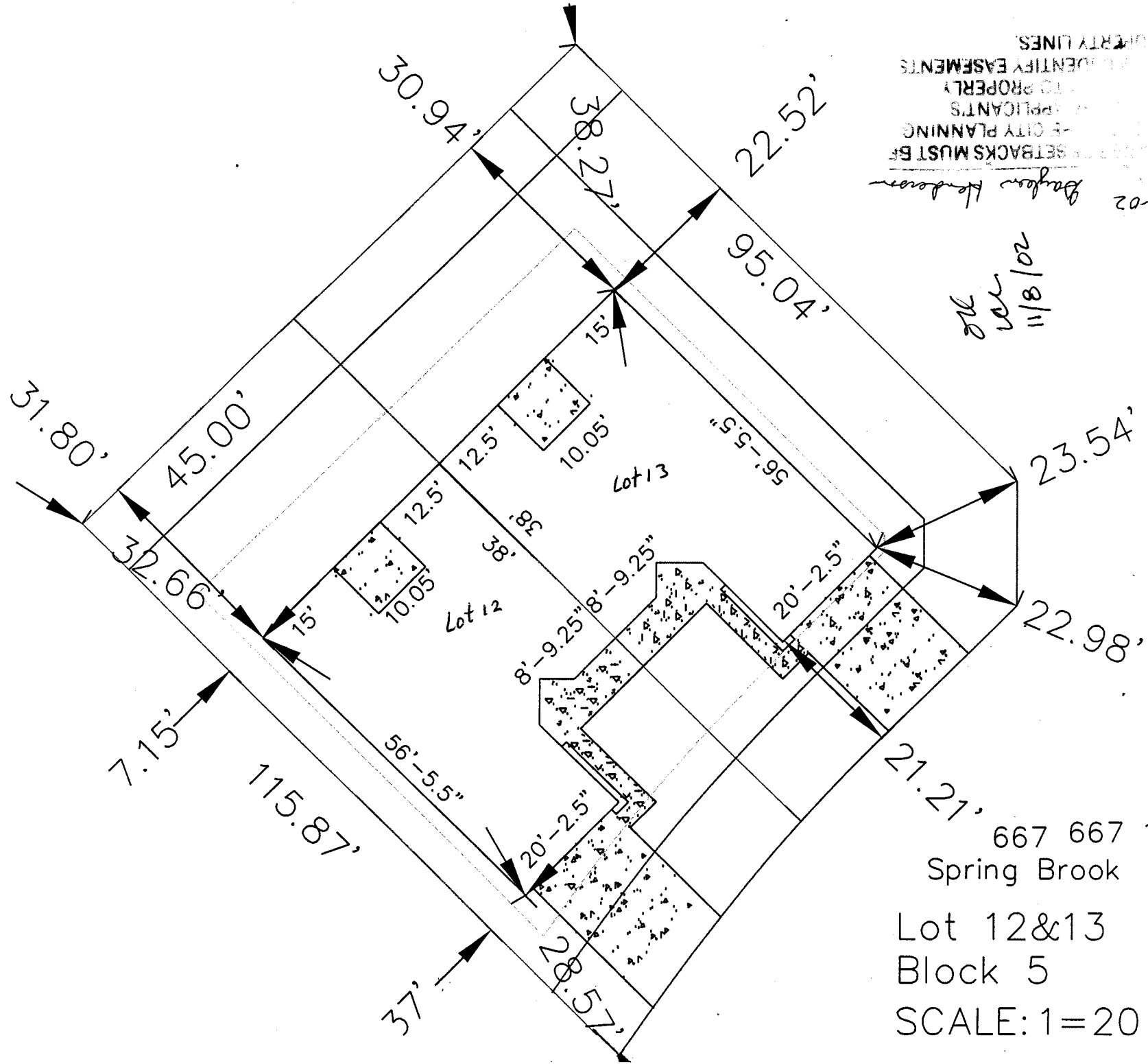
Department Approval NA Gayleen Henderson Date 11-12-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15469</u>
Utility Accounting <u>Opimbrook</u>	Date	<u>11/12/02</u>	

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

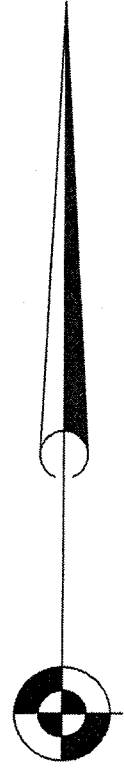
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

667 1/2



11-12-02  
 Baylors Henderson  
 SETBACKS MUST BE  
 CITY PLANNING  
 APPLICANTS  
 TO PROPERLY  
 IDENTIFY EASEMENTS  
 TO PROPERTY LINES.

11/8/02  
 JLL  
 WCL



667 667 1/2  
 Spring Brook  
 Lot 12&13  
 Block 5  
 SCALE: 1=20