

FEE \$	70.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

Building Address 2983 1/2 Bret Dr.

No. of Existing Bldgs 2 Proposed _____

Parcel No. 2943-051-49-013

Sq. Ft. of Existing Bldgs 1248 Proposed _____

Subdivision Brookwood

Sq. Ft. of Lot / Parcel 6000

Filing _____ Block 3 Lot 13

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Kerry Wilson

DESCRIPTION OF WORK & INTENDED USE:

Address 2983 1/2 Bret Dr

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Small Storage overhang

City / State / Zip Grand Jct. CO 81504

*TYPE OF HOME PROPOSED: Unenclosed 8'x20'

APPLICANT INFORMATION:

Name Same

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

Address _____

City / State / Zip _____

NOTES: _____

Telephone 970 241-0840

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 _____

SETBACKS: Front _____ from property line (PL)
15' between structures on adjacent lots with
Side _____ from PL Rear 10' from PL
no less than 5 ft from each property line
Maximum Height of Structure(s) _____

Permanent Foundation Required: YES _____ NO _____

Parking Requirement _____

Special Conditions _____

Voting District _____ Driveway Location Approval _____
(Engineer's Initials)

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 9-19-03

Department Approval [Signature] Date 9-19-03

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. No Charge

Utility Accounting [Signature] Date 9/19/03

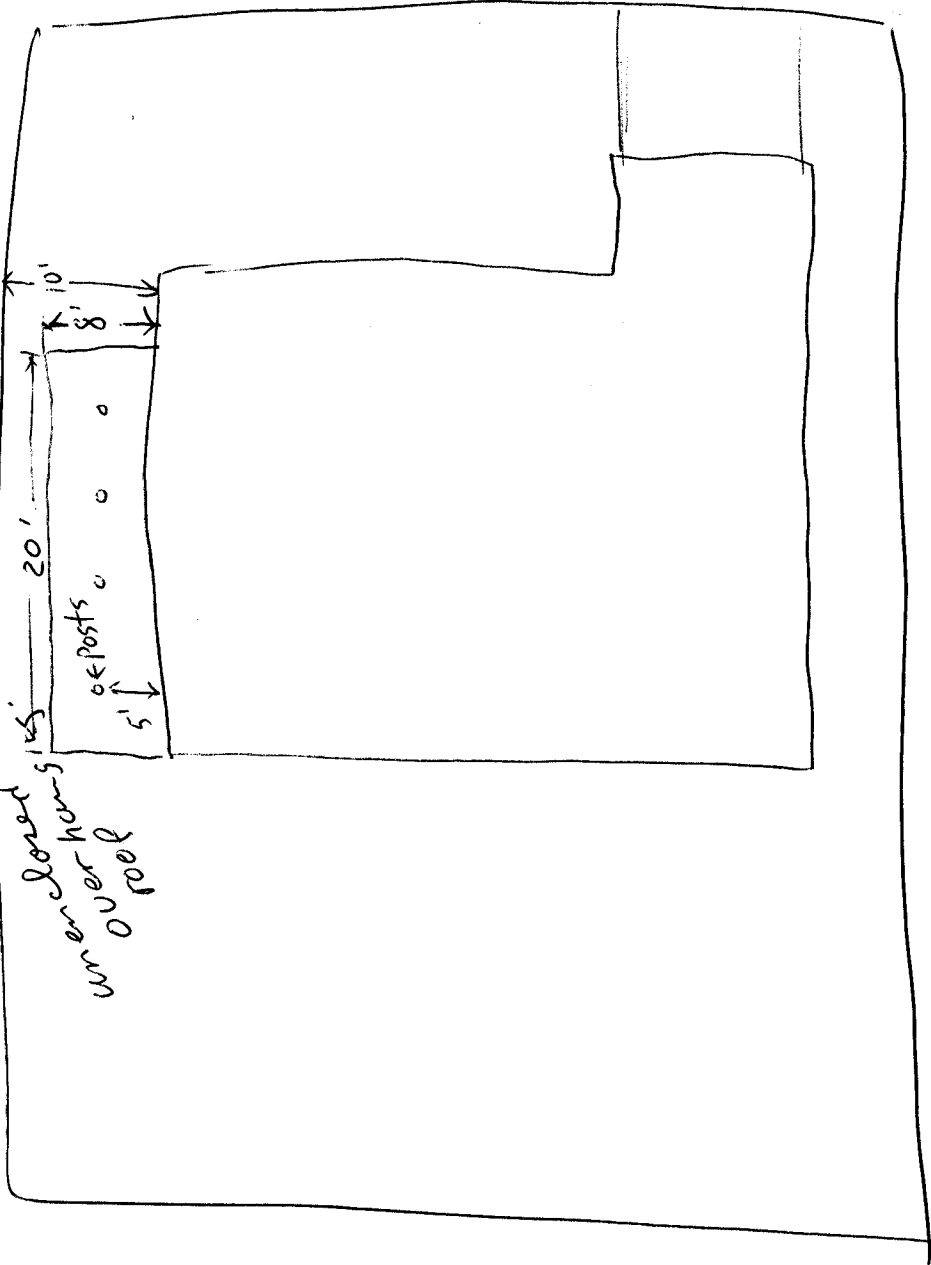
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Bret Dr



60'

100'



over roof
over roof
posts
5'
5'
5'

9-19-03

Gayleen Henderson

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