

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 651 Hudson Bay Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 176 sq ft  
 TAX SCHEDULE NO. 2943-051-00-0029 SQ. FT. OF EXISTING BLDGS 1326  
 SUBDIVISION BROOKSIDE TOTAL SQ. FT. OF EXISTING & PROPOSED None  
 FILING 1 BLK 2 LOT 1 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER DONALD PURDY NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction  
 (1) ADDRESS 651 HUDSON BAY CT USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE (970) 256-0817 DESCRIPTION OF WORK & INTENDED USE Enclosing Patio  
 (2) APPLICANT Same as above no expansion  
 (2) ADDRESS Same TYPE OF HOME PROPOSED:  
 (2) TELEPHONE Same  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ 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 PD Maximum coverage of lot by structures 45%  
 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).

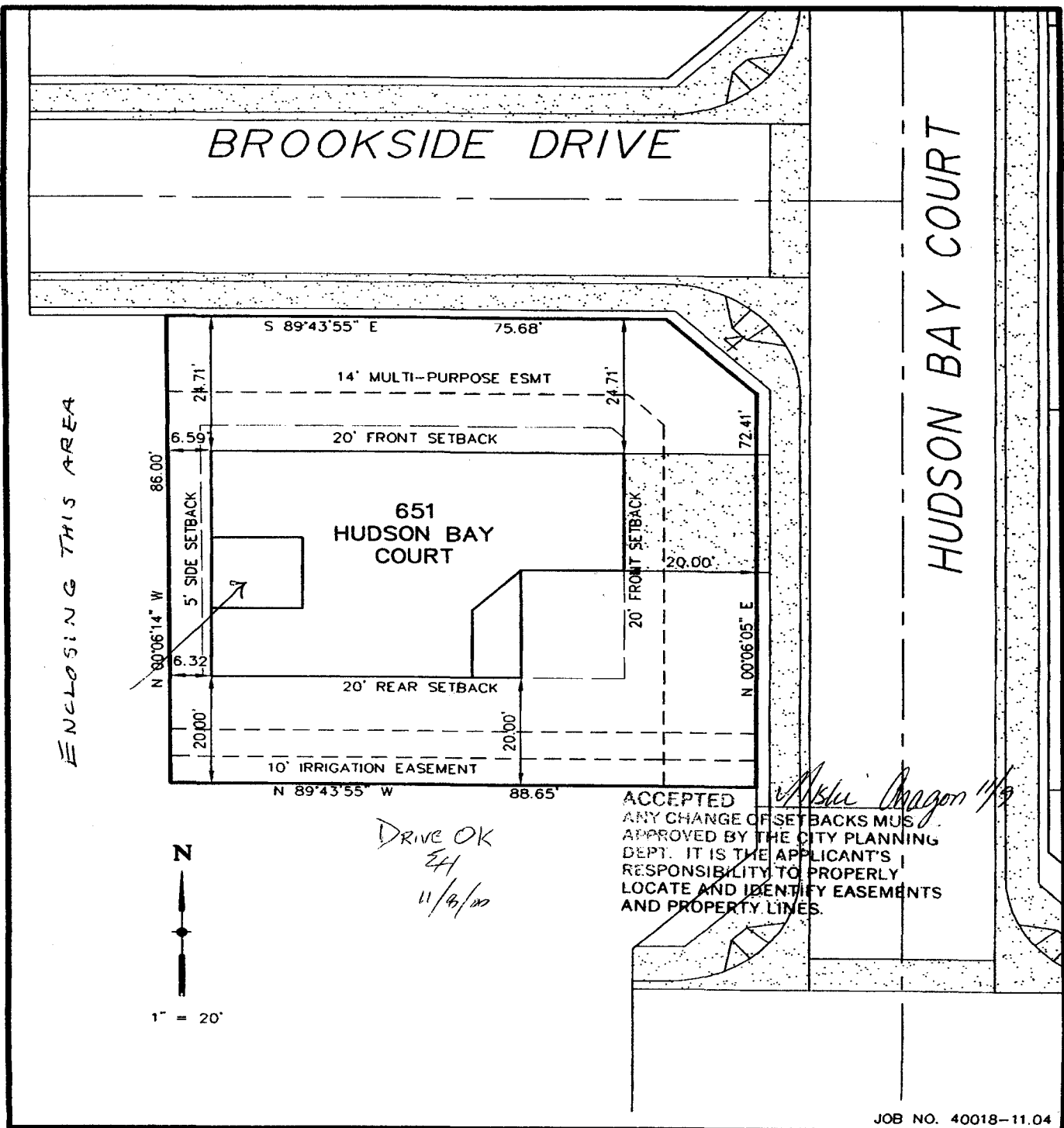
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Donald Purdy Date 3/13/03  
 Department Approval Misha Wagon Date 3/13/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Patric</u>
Utility Accounting <u>Patric</u>		Date <u>3-13-03</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)



JOB NO. 40018-11.04

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.

*Missie Oregon 3/13/03*