

89707

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 653 Hudson Bay Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 150+ 175  
 TAX SCHEDULE NO. 2943-051-71-001 SQ. FT. OF EXISTING BLDGS 1326  
 SUBDIVISION Brook Side Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 1501  
 FILING 1 BLK 3 LOT 1  
 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) OWNER Craig Unfred  
 (1) ADDRESS 653 Hudson Bay Ct USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE (970) 256-9948 DESCRIPTION OF WORK & INTENDED USE extra room/office/  
 (2) APPLICANT Craig Unfred TYPE OF HOME PROPOSED:  
 (2) ADDRESS 653 Hudson Bay Ct \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE (970) 256-9948 \_\_\_\_\_ 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 35%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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 \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Craig Unfred Date 5/29/03  
 Department Approval Misha Wagon Date 5/29/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>D. Overholt</u>		Date <u>5/29/03</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)

