

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

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

BLDG PERMIT NO. 88196



Your Bridge to a Better Community

BLDG ADDRESS 6550 Springbrook Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1256 garage 425  
 TAX SCHEDULE NO. 2943-051-75-003 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING 3 BLK 5 LOT 3 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Darter, LLC  
 (1) ADDRESS 7860 Valley Ct. USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE New Home  
 (2) APPLICANT Grace Homes + Con. TYPE OF HOME PROPOSED:  
 (2) ADDRESS 7860 Valley Ct.  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 523-5555 \_\_\_\_\_ 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 3590  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 0' / 5' 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 Kato Date 2/11/03  
 Department Approval J.C. Faye Dubson Date 2/21/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15755</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/21/03</u>

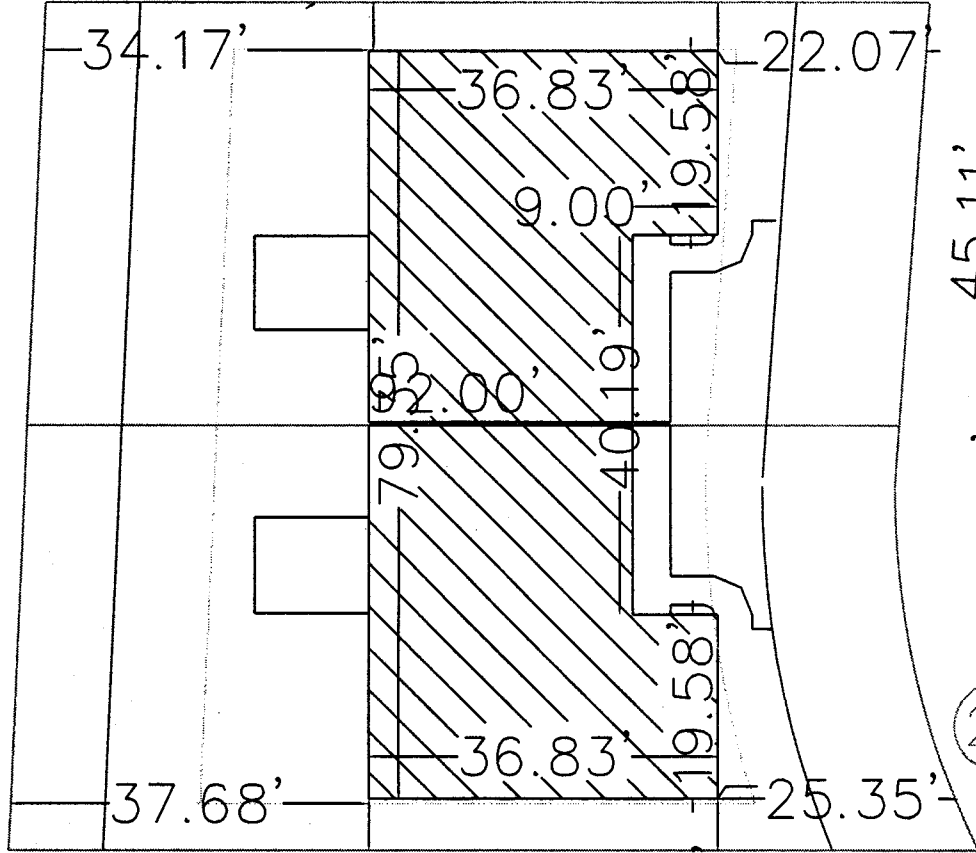
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

N

45.04'

45.04'



45.11'

6.57'

23

pm  
cc  
2/19/03

655 Springbrook  
 Lot 3 Blk 5  
 Driftwood #4 A  
 02-12-03  
 Scale 1=20

653 Springbrook  
 Lot 2 Blk 5  
 Driftwood #4 A  
 02-12-03  
 Scale 1=20

ACCEPTED by Jay M. Bell  
 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.