

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 87921



Your Bridge to a Better Community

BLDG ADDRESS 659 Springbrook SQ. FT. OF PROPOSED BLDGS/ADDITION 1151 garage 389  
TAX SCHEDULE NO. 2943-051-75-005 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
FILING 3 BLK 5 LOT 5 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 786 Valley ct. USE OF EXISTING BUILDINGS \_\_\_\_\_  
(1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE New home  
(2) APPLICANT Grace Homes TYPE OF HOME PROPOSED:  
(2) ADDRESS 786 Valley ct.  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
(2) TELEPHONE 523-5555 \_\_\_\_\_ 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  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 May need eng'd foundation  
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 Monica Kuta Date 1/23/03  
Department Approval J.L. Gayleen Henderson Date 2-5-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15705</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>2/5/03</u>		

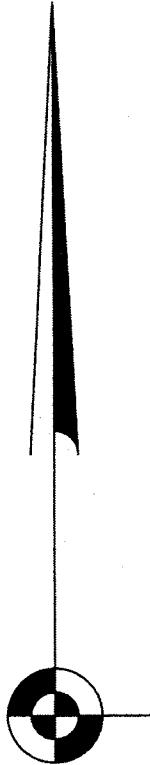
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

2-5-03  
**ACCEPTED** *Gayleen Henderson*  
 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

*ec*  
*ll*  
 1/27/03

N



659  
 Springbrook  
 lot 5 blk 5  
 #9 Oakwood  
 A  
 1-20-03  
 scale 1=20

657  
 Springbrook  
 lot 4 blk 5  
 #9 Oakwood  
 A  
 1-20-03  
 scale 1=20

