

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

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

BLDG PERMIT NO. 88609



Your Bridge to a Better Community

BLDG ADDRESS 6601 SPRINGBROOK SQ. FT. OF PROPOSED BLDGS/ADDITION 1177 GR. 425
 TAX SCHEDULE NO. 294305175006 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION BROOKSIDE TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 3 BLK 5 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER DARTER 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 _____
 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 [Signature] Date 3/11/03
 Department Approval F.G. Gayle Henderson Date 3-24-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>15861</u>
Utility Accounting <u>[Signature]</u>		Date <u>3/26/03</u>	

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

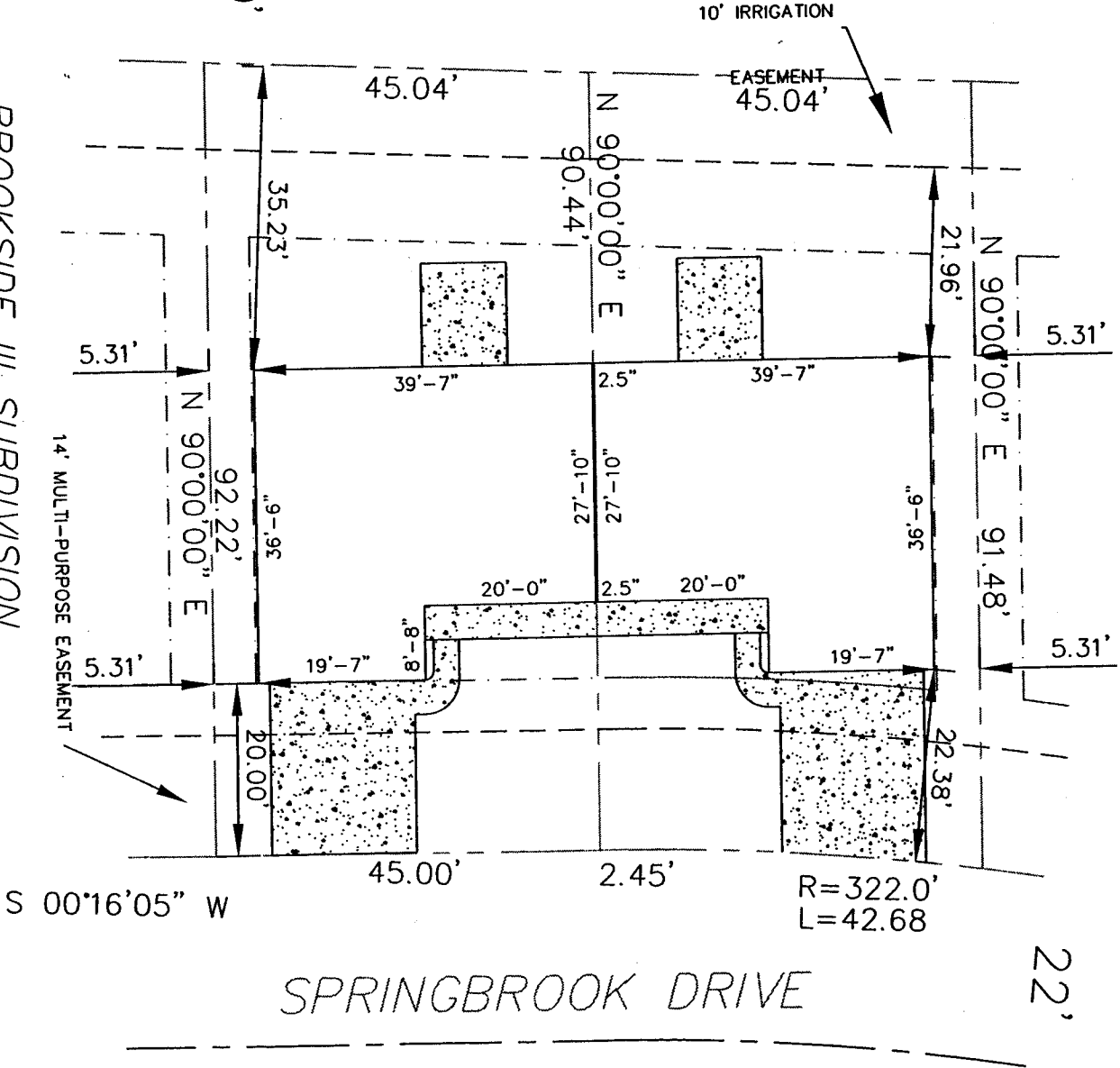


Scale = 1" = 20'

10' IRRIGATION

EASEMENT
45.04'

BROOKSIDE III SUBDIVISION
661 & 661.5 Springbrook Drive
Lot 6 & 7 Block 5



S 00°16'05" W

R=322.0'
L=42.68'

SPRINGBROOK DRIVE

22'

22'

3-26-03

Gayle Henderson

OK

3/19/03

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.