

FEE \$	10.00
TCP \$	None
SIF \$	292.00

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

BLDG PERMIT NO. 87878



Your Bridge to a Better Community

BLDG ADDRESS 1071 Springbrook Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1292 404 garage
 TAX SCHEDULE NO. 2943-051-73-010 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 3 BLK 1 LOT 2 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 Valleyct. 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 Valleyct. 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' Attached side 5' other side Parking Req'mt 2
 from PL, Rear 20' from PL Special Conditions _____
 Maximum Height 32' 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).

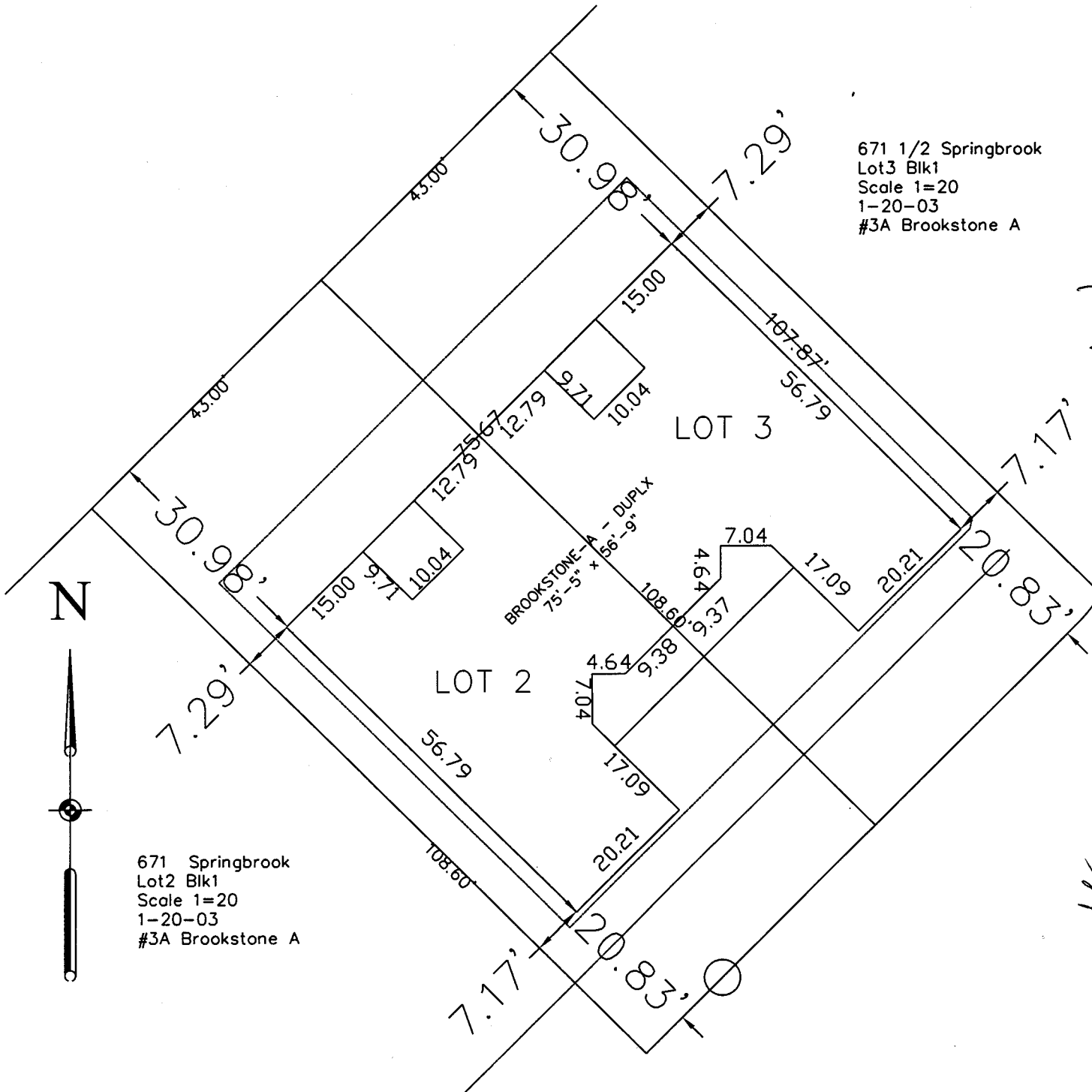
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Monica Duta Date 1/20/03
 Department Approval NAC Fayne Johnson Date 1/27/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15658</u>
Utility Accounting <u>Shaper</u>	Date <u>1/27/03</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)



671 Springbrook
 Lot 2 Blk 1
 Scale 1=20
 1-20-03
 #3A Brookstone A

671 1/2 Springbrook
 Lot 3 Blk 1
 Scale 1=20
 1-20-03
 #3A Brookstone A

ole
ur
 1/22/03

1/27/03
 ACCEPTED *C. Yane J. Ogan*
 BY CHANGE OF SETBACKS MUST BE
 APPROVED BY CITY PLANNING
 DEPARTMENT
 AND PROPERTY LINES

