

FEE \$ 10.00
TCP \$ None
SIF \$ 298.00

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

BLDG PERMIT NO. 88010



Your Bridge to a Better Community

BLDG ADDRESS (601 1/2 SPRING BROOK SQ. FT. OF PROPOSED BLDGS/ADDITION 1177 or 425

TAX SCHEDULE NO. 2943-051-75-007 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION BROOKSIDE TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 3 BLK 5 LOT 7 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 _____

(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 86%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 0' - 5' at Attached Side from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 11 TRAFFIC 45 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 [Signature] Date 3-26-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/P No. <u>5862</u>
Utility Accounting	<u>0/removed</u>	Date	<u>3/26/03</u>

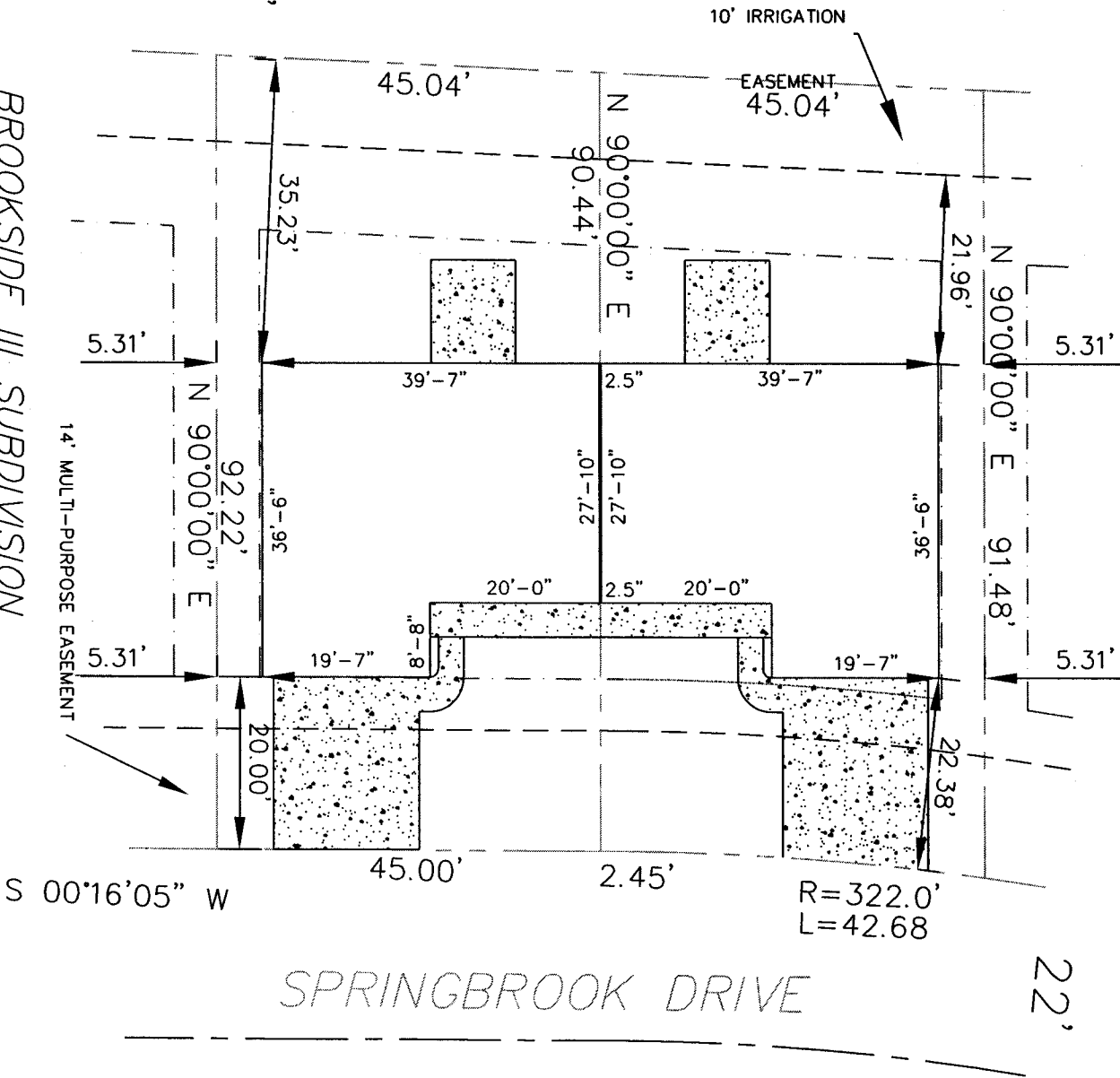
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



Scale = 1" = 20'

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 *Gayles Henderson*
 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.

cc
3/19/03