

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

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

BLDG PERMIT NO. 88186



Your Bridge to a Better Community

BLDG ADDRESS 603 1/2 SPRINGBROOK SQ. FT. OF PROPOSED BLDGS/ADDITION 1151 garage 389  
 TAX SCHEDULE NO. 2943-051-75-009 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION BROOKSIDE TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING III BLK 5 LOT 9 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 \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

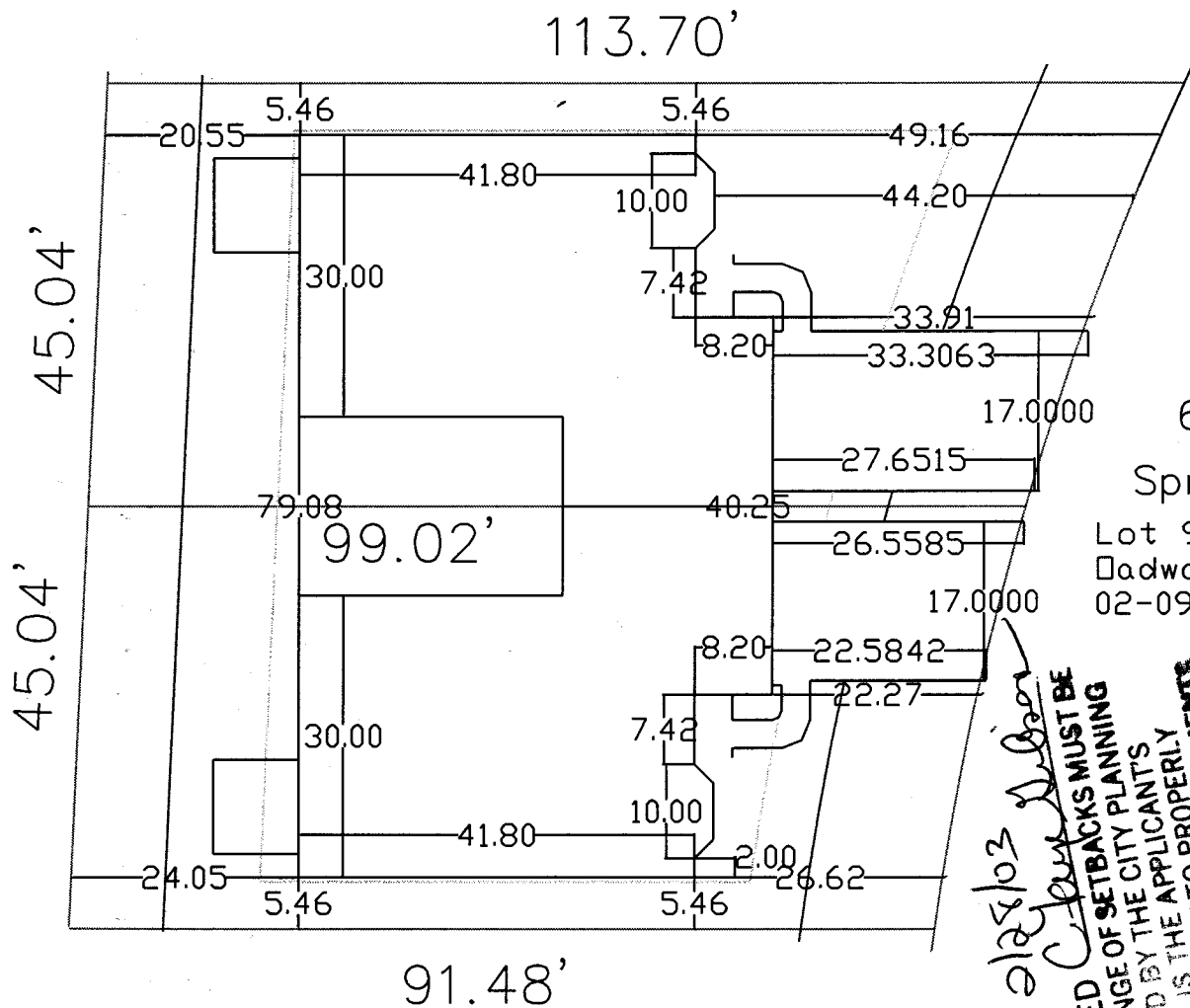
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 2/11/03  
 Department Approval [Signature] Date 2/28/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15784</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/28/03</u>

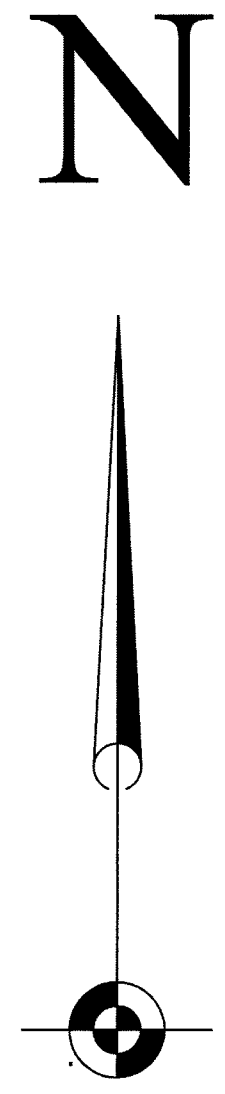
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



OK  
 2/25/03

663 1/2  
 Spring Brook  
 Lot 9 Blck 5  
 Dadwood Attached  
 02-09-03

2/25/03  
 City of Dubuque  
**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.**



Foundation  
 #  
 4018.00-19