

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 88608



Your Bridge to a Better Community

BLDG ADDRESS 1605 1/2 SPRINGBROOK SQ. FT. OF PROPOSED BLDGS/ADDITION 1177 00425

TAX SCHEDULE NO. 2843.051-75-011 SQ. FT. OF EXISTING BLDGS _____

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

FILING 3 BLK 5 LOT 11 NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) OWNER DARTER

(1) ADDRESS 786 VALLEY CT

(1) TELEPHONE 523 5555

USE OF EXISTING BUILDINGS _____

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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

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 [Signature]

Date 3-24-03

| | | | |
|--|---|---------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>15859</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)

(White: Planning)

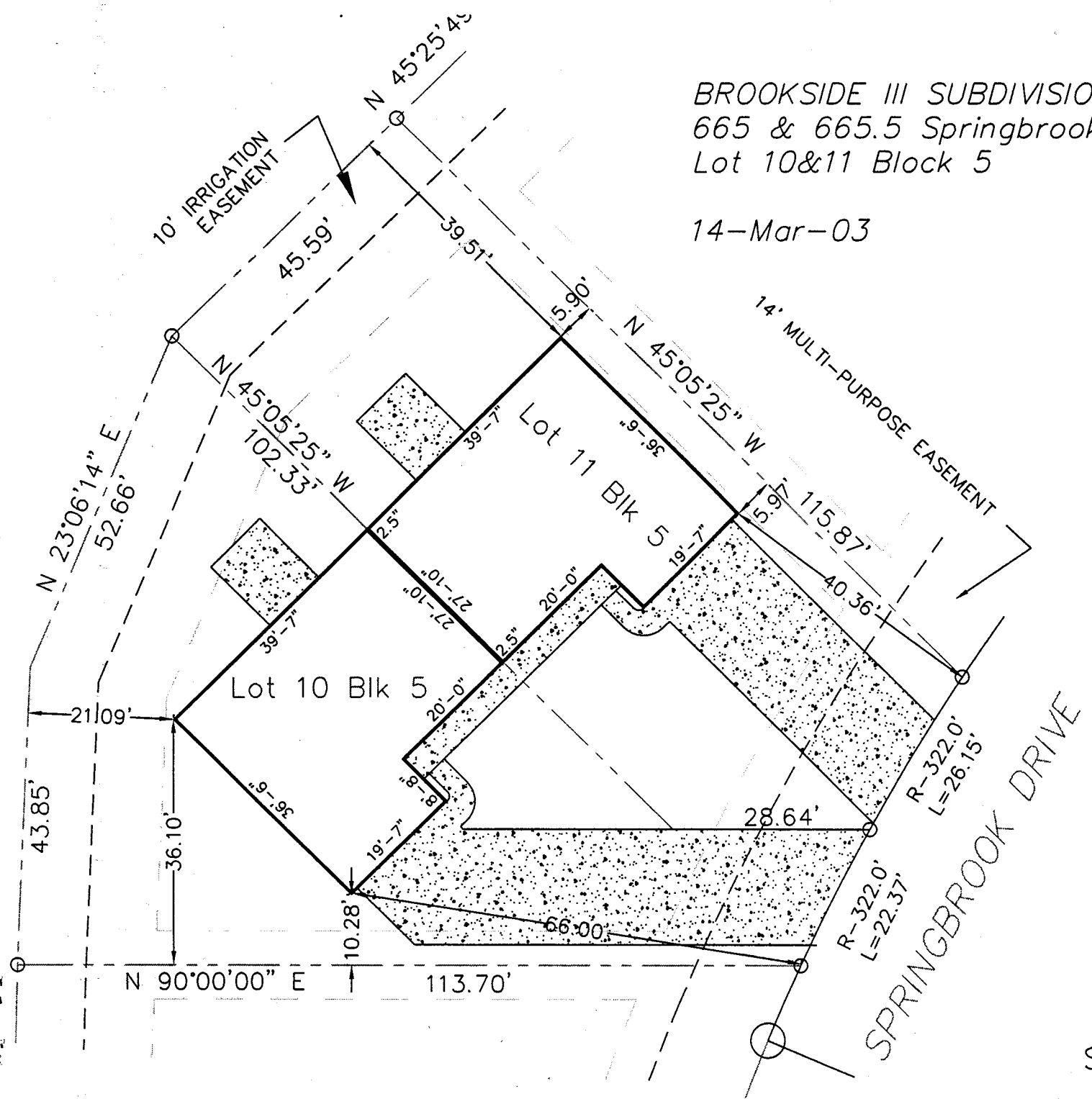
(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

BROOKSIDE III SUBDIVISION
 665 & 665.5 Springbrook Drive
 Lot 10&11 Block 5

14-Mar-03



Wm
 Wm
 3/14/03



326-03 Gayles H. Loran
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

Scale = 1' = 20'