

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

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

BLDG PERMIT NO. 87877



Your Bridge to a Better Community

BLDG ADDRESS 1071 1/2 Springbrook SQ. FT. OF PROPOSED BLDGS/ADDITION 1292 garage 404
 TAX SCHEDULE NO. 2943-051-73-009 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 3 BLK 1 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Parter, LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 786 Valley Ct
 (1) TELEPHONE 523-5555 USE OF EXISTING BUILDINGS _____
 (2) APPLICANT Grace Homes DESCRIPTION OF WORK & INTENDED USE _____
 (2) ADDRESS 786 Valley Ct TYPE OF HOME PROPOSED:
 (2) TELEPHONE 523-5555 Site Built Manufactured Home (UBC)
 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 _____ 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).

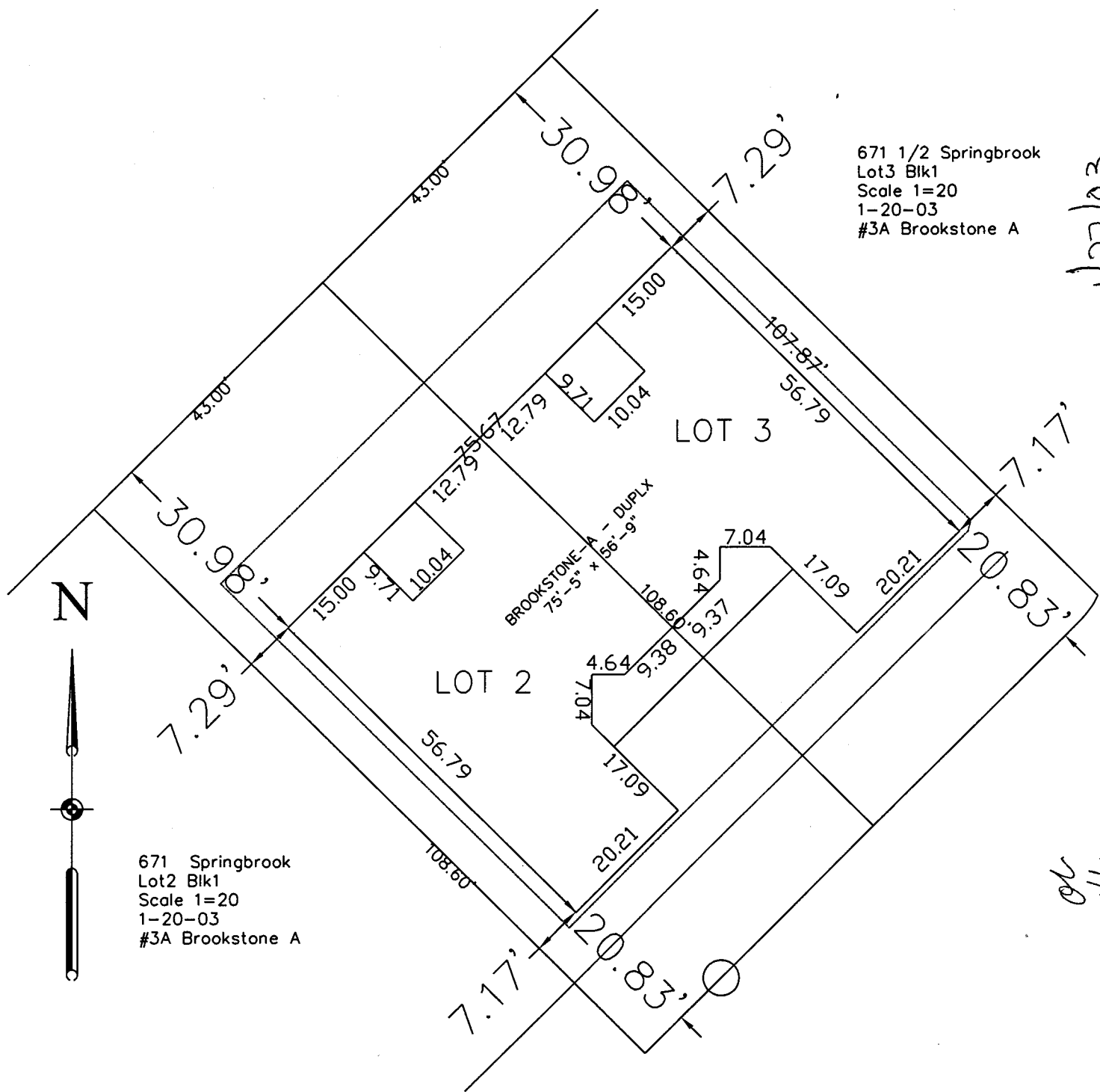
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Monica Guta Date 1/20/03
 Department Approval NAC Jay Brown Date 1/27/03

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>15656</u> |
| Utility Accounting <u>[Signature]</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
 Lot2 Blk1
 Scale 1=20
 1-20-03
 #3A Brookstone A

671 1/2 Springbrook
 Lot3 Blk1
 Scale 1=20
 1-20-03
 #3A Brookstone A

1/27/03
Chay Gibson

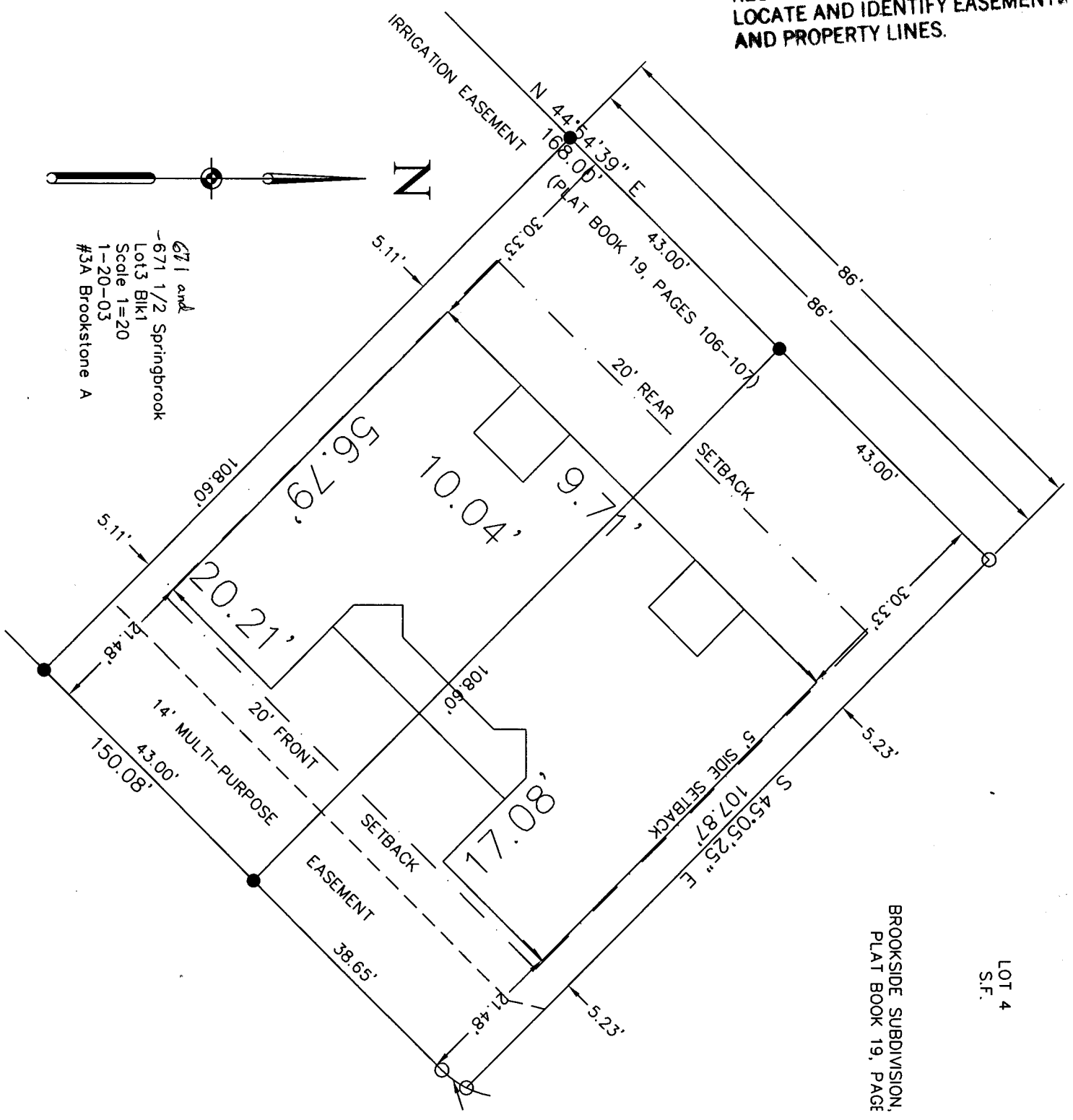
ACCEPTED
 BY CHAIRMAN OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT
 THIS IS NOT A PROPERTY
 LINE AND DOES NOT IDENTIFY EASEMENTS
 AND PROPERTY LINES

OK
ML
1/22/03

2-6-03
ACCEPTED *Gayleen Henderson*
 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.



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



LOT 4
 S.F.

BROOKSIDE SUBDIVISION,
 PLAT BOOK 19, PAGE