

FEE \$	10.00
TCP \$	0
SIF \$	299.00

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

BLDG PERMIT NO. 92449



Your Bridge to a Better Community

BLDG ADDRESS 2970 Brookside Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1151
 TAX SCHEDULE NO. 2943-051-07002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Brookside Dr TOTAL SQ. FT. OF EXISTING & PROPOSED 1540 w/ garage
 FILING 2 BLK 6 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER DARTOR LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 786 Valley Ct GJ USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 523-5535 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT Grace Homes TYPE OF HOME PROPOSED:
 (2) ADDRESS 786 Valley Ct GJ Site Built Manufactured Home (UBC)
 (2) TELEPHONE 523-5535 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 RD 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 5' from PL, Rear 20' from PL Parking Req't 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 11/19/01
 Department Approval Pat Bushman Date 11-28-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14393</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/28/01</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)

- 10' IRRIGATION EASEMENT N 89°43'55" W

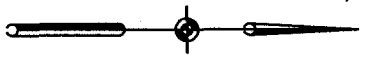
45.00' 76.36' 211.36'

0' 45.00' K S I X

LOT 2

S 00°16'05" W

100.00'



SCALE: 1 INCH = 20 FEET

- PURPOSE EASEMENT

89°43'55" E

S 89°43'55" E

45.00'

45.00'

45.29'

208.07'

22'

22'

22'

22'

LOT 3

LOT 1

2970 BROOKSIDE DR

DRIVE OR HIGHWAY

28

18

OX-BOW ROAD (RIGHT-OF-WAY)

ACCEPTED *Pat Bushman* 11-28-01
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