

FEE \$	10.00
TCR \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 82167



Your Bridge to a Better Community

BLDG ADDRESS 2978 Brookside Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1553  
 TAX SCHEDULE NO 2943-051-07-002 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Brookside # TOTAL SQ. FT. OF EXISTING & PROPOSED 1996 w/garage  
 FILING 2 BLK 5 LOT 5 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 NA  
 (1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE New House  
 (2) APPLICANT Grace Homes Cons 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 5' from PL, Rear 20' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 CENSUS 11 TRAFFIC 45 ANNEX# \_\_\_\_\_

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 \_\_\_\_\_ Date 10/31/01  
 Department Approval Pat E. Berry Date 11/6/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>14365</u>
Utility Accounting	<u>Pat E. Berry</u>	Date	<u>11/6/01</u>

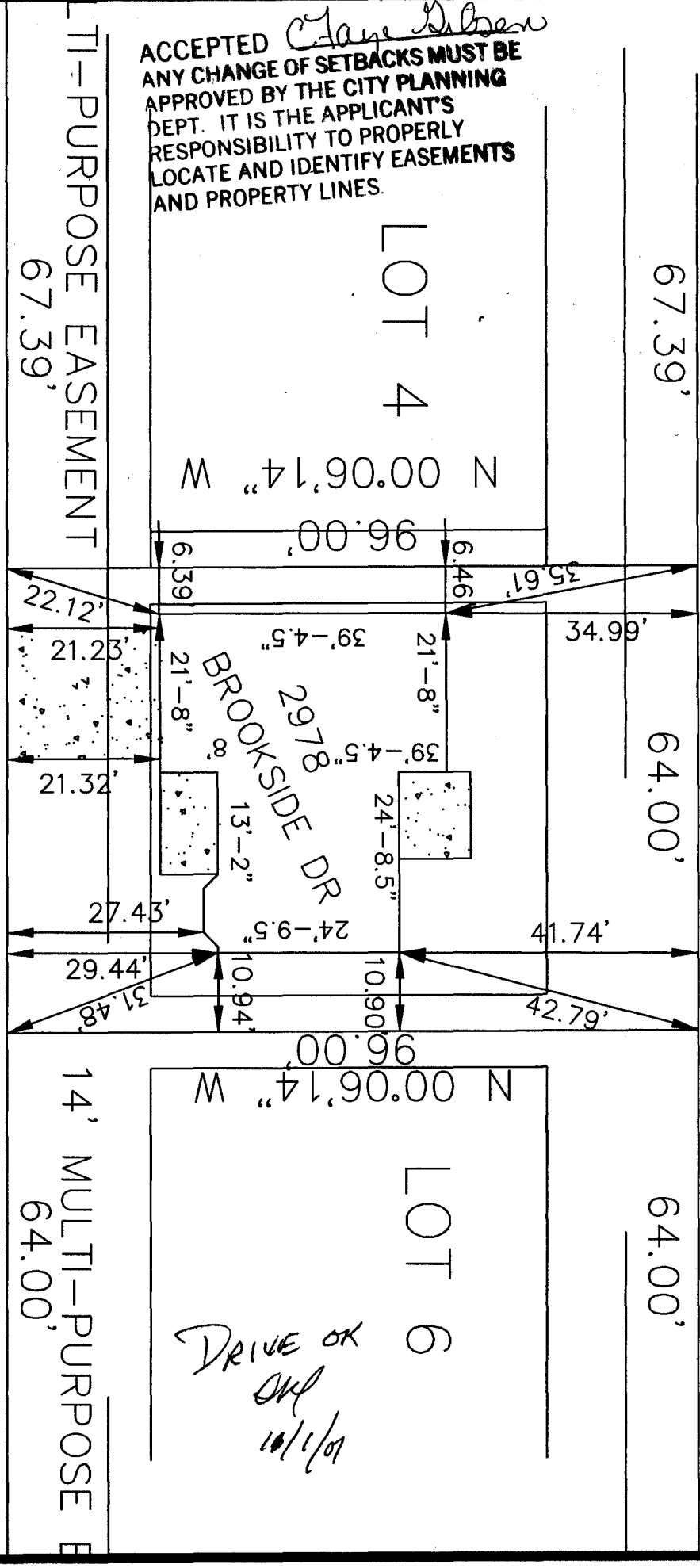
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

B L O C K F I L V E N 89°43'55" W 259.40'

67.39' 64.00' 64.00'

11/10/01  
*Clare Wilson*  
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.



MULTI-PURPOSE EASEMENT 67.39'

BROOKSIDE DRIVE N 89°43'55" W

(RIGHT-OF-WAY)

*DRIVE OK  
DW  
10/1/01*