

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

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

BLDG PERMIT NO. 86756



Your Bridge to a Better Community

BLDG ADDRESS 2963 Brookside SQ. FT. OF PROPOSED BLDGS/ADDITION 1553 garage 443 Right

TAX SCHEDULE NO. 2943-051-74-005 SQ. FT. OF EXISTING BLDGS _____

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

FILING 3 BLK 4 LOT 2

(1) OWNER Darter, LLC NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) ADDRESS 786 Valley Ct. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) TELEPHONE 523-5555 USE OF EXISTING BUILDINGS _____

(2) APPLICANT Grace Homes DESCRIPTION OF WORK & INTENDED USE TB

(2) ADDRESS 786 Valley Ct. TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE 523-5555

OCT 31 2002
 TB

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 R 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 Monica Kuta Date 10-16-02

Department Approval Glenn Gayles Henderson Date 10-31-02

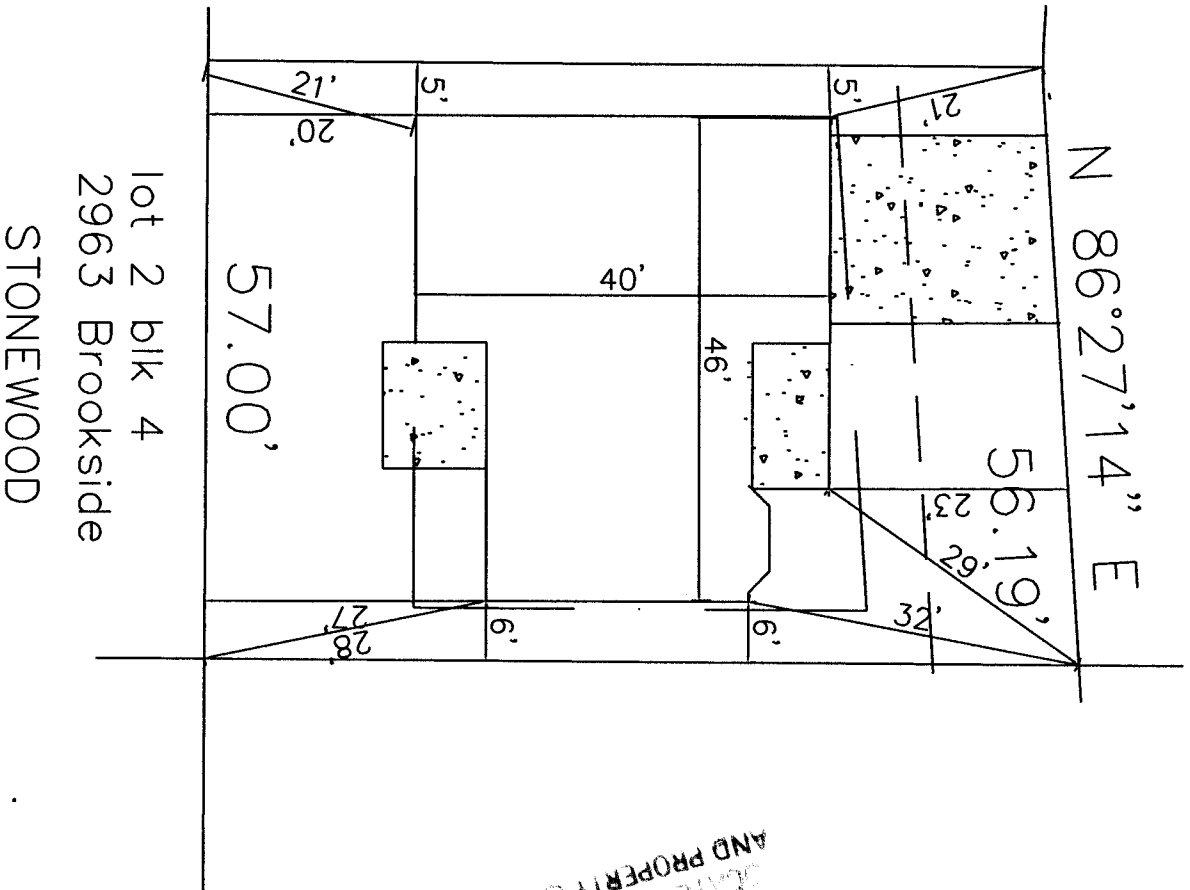
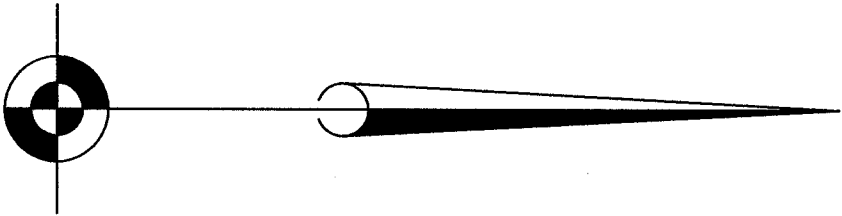
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15440</u>
Utility Accounting <u>C. Bensley</u>	Date <u>10/31/02</u>		

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)

N

W
re
20/20/02



lot 2 blk 4
2963 Brookside

STONEWOOD

DATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES
APPLICABLE TO PROPERTY

10-31-02
Angela Henderson