

FEE \$	10,000
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 83065



Your Bridge to a Better Community

BLDG ADDRESS 2964 Brookside Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1292  
 TAX SCHEDULE NO. 2943-051-07-002 SQ. FT. OF EXISTING BLDGS NA  
 SUBDIVISION Brookside 2 TOTAL SQ. FT. OF EXISTING & PROPOSED NA  
 FILING 2 BLK 6 LOT 1 NO. OF DWELLING UNITS: 1696 w/garage  
 (1) OWNER Dartec LLC 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 NA  
 (2) APPLICANT Gracifonics Constr. DESCRIPTION OF WORK & INTENDED USE New Home  
 (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 RD Maximum coverage of lot by structures 3590  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 0'5' from PL, Rear 20' from PL Parking Req'mt 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 \_\_\_\_\_ Date 1/25/02  
 Department Approval Wendy Spurr Date 1/30/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>4531</u>
Utility Accounting	<u>Kate Estemey</u>	Date	<u>1/30/02</u>

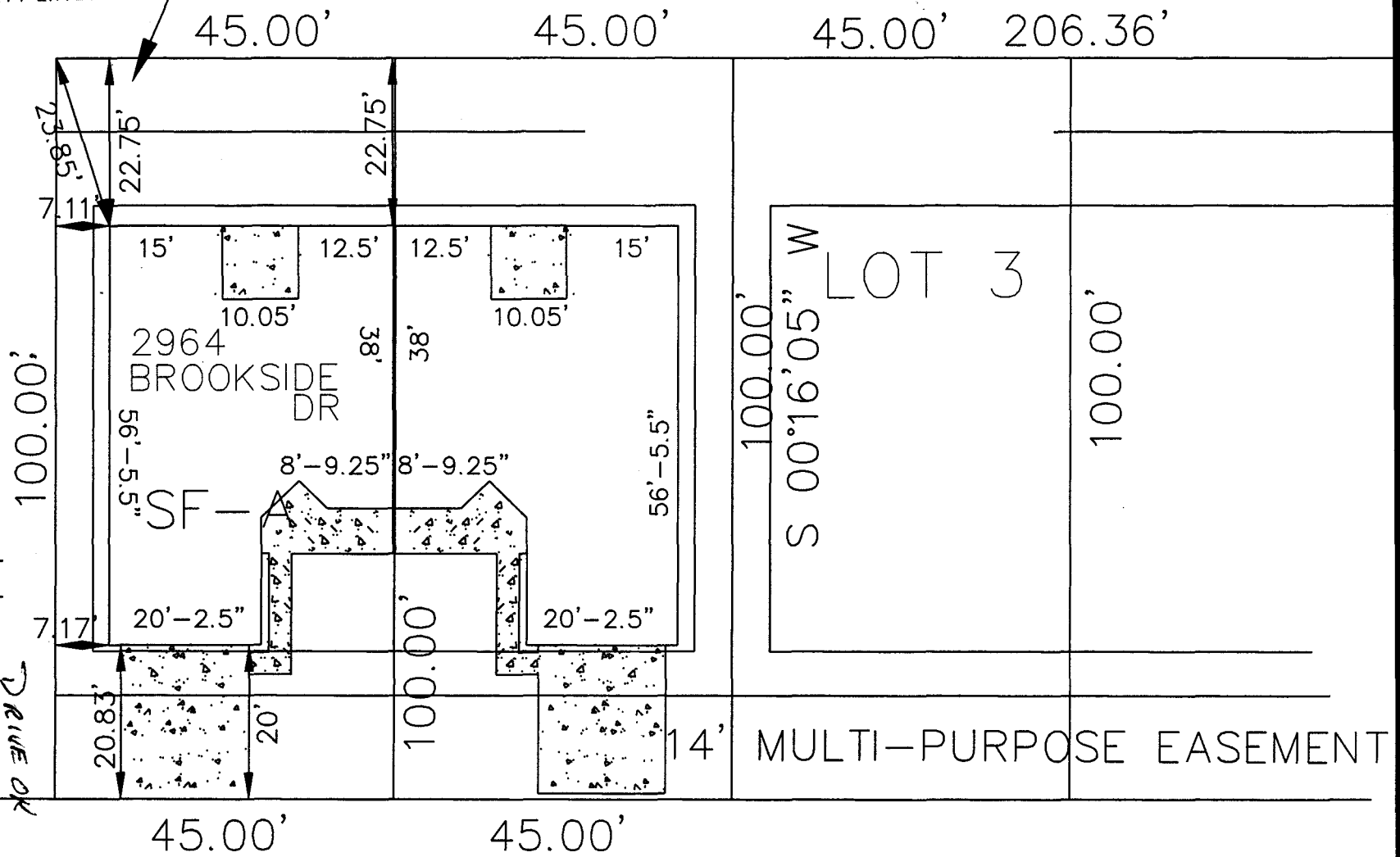
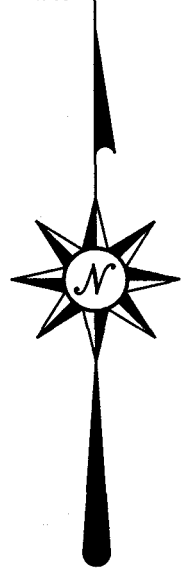
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *Wendy Dusek* 1/30/02  
 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.

# B L O C K S I X

10' IRRIGATION EASEMENT N 89°43'55" W



SCALE  
1 = 20

*DRIVE OK*  
*1/29/02*  
*DDP*

35'  
 46' 26'

BROOKSIDE DRIVE