

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 84924



Your Bridge to a Better Community

BLDG ADDRESS 2965 Brookside SQ. FT. OF PROPOSED BLDGS/ADDITION 1256  
 TAX SCHEDULE NO. 2943-051-74-004 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1256  
 FILING 2 BLK 1 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Darter, LLC NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) ADDRESS 786 Valleyct USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_  
 (2) APPLICANT Grace Homes TYPE OF HOME PROPOSED:  
 (2) ADDRESS 786 Valleyct \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 523-5555 \_\_\_\_\_ 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 PO Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 0' 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 Monica Kuta Date 6-6-02  
 Department Approval C. Jaye Olson Date 6-6-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14999</u>
Utility Accounting	<u>Donover</u>	Date	<u>6-6-02</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 89°43'55" W

46' 26'

S 88°21'32" W

BROOKSIDE DR

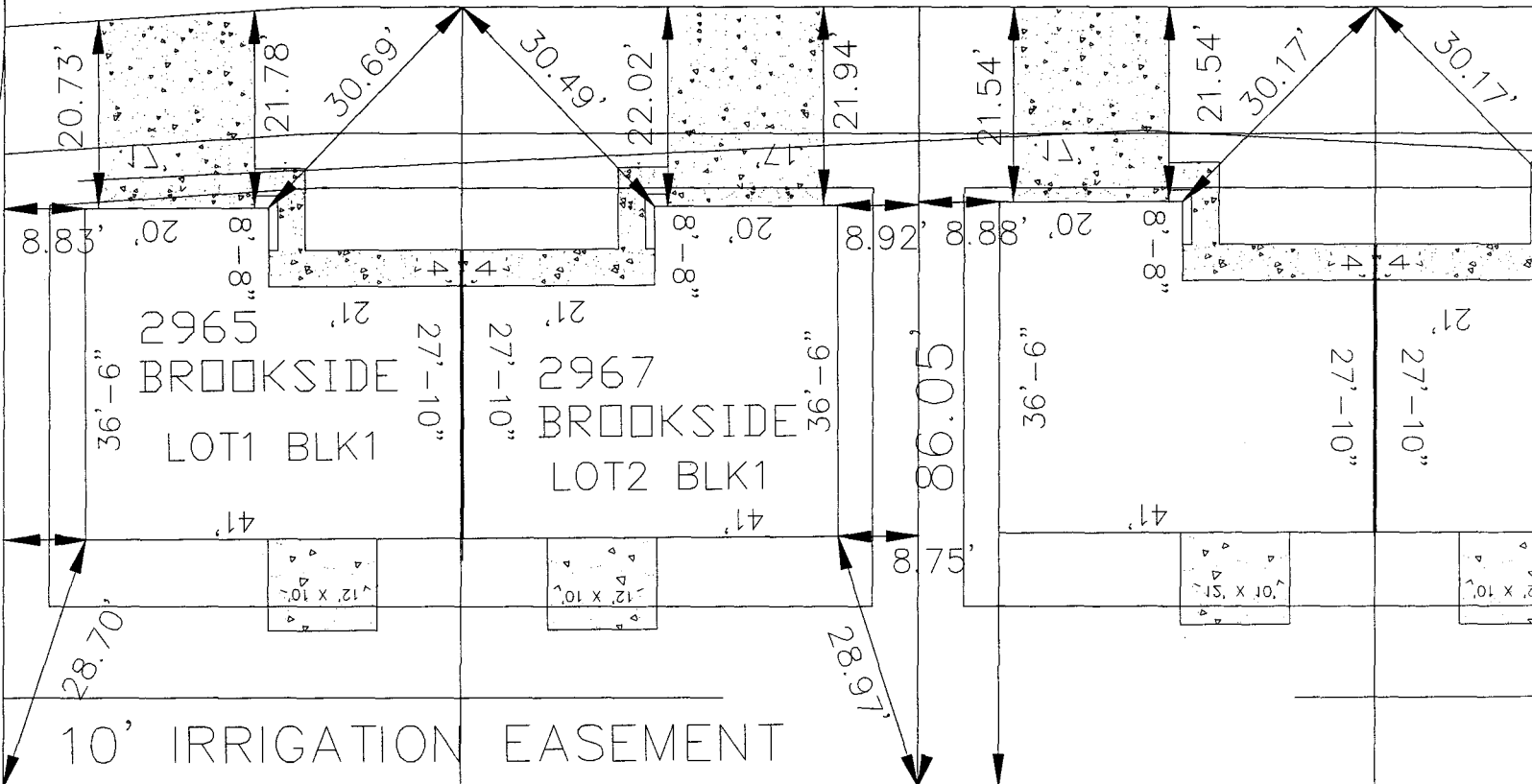
*ACCEPTED*  
*8/16/02*  
*City of Hayward*  
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANTS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

190.06'

34.01'

50.00'

14' MULTI-PURPOSE EA  
50.00'



S 00°16'05" W

83.80'

2965  
BROOKSIDE  
LOT1 BLK1

2967  
BROOKSIDE  
LOT2 BLK1

10' IRRIGATION EASEMENT

50.00'

50.00'

50.00'

TRACT H

6,427 S.F.

14' MULTI-PURPOSE EASEMENT

N 89°44'28" W

201.39'

*Drawn by*  
*8/16/02*  
*DM*