

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 83064



Your Bridge to a Better Community

Handwritten signature/initials

BLDG ADDRESS 2966 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 1696 w/garage
FILING 2 BLK 6 LOT 2
(1) OWNER Parter 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 NA
(2) APPLICANT Grace Homes Const 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 35%
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 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 [Signature] Date 1/22/02
Department Approval [Signature] 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>14538</u>
Utility Accounting <u>Kate Elsbury</u>			Date <u>1/30/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

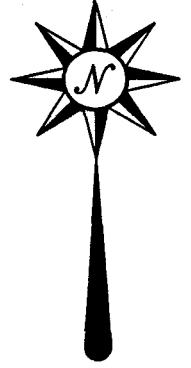
ACCEPTED *Wendy Spurr 1/30/02*

B L O C K S I X

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.

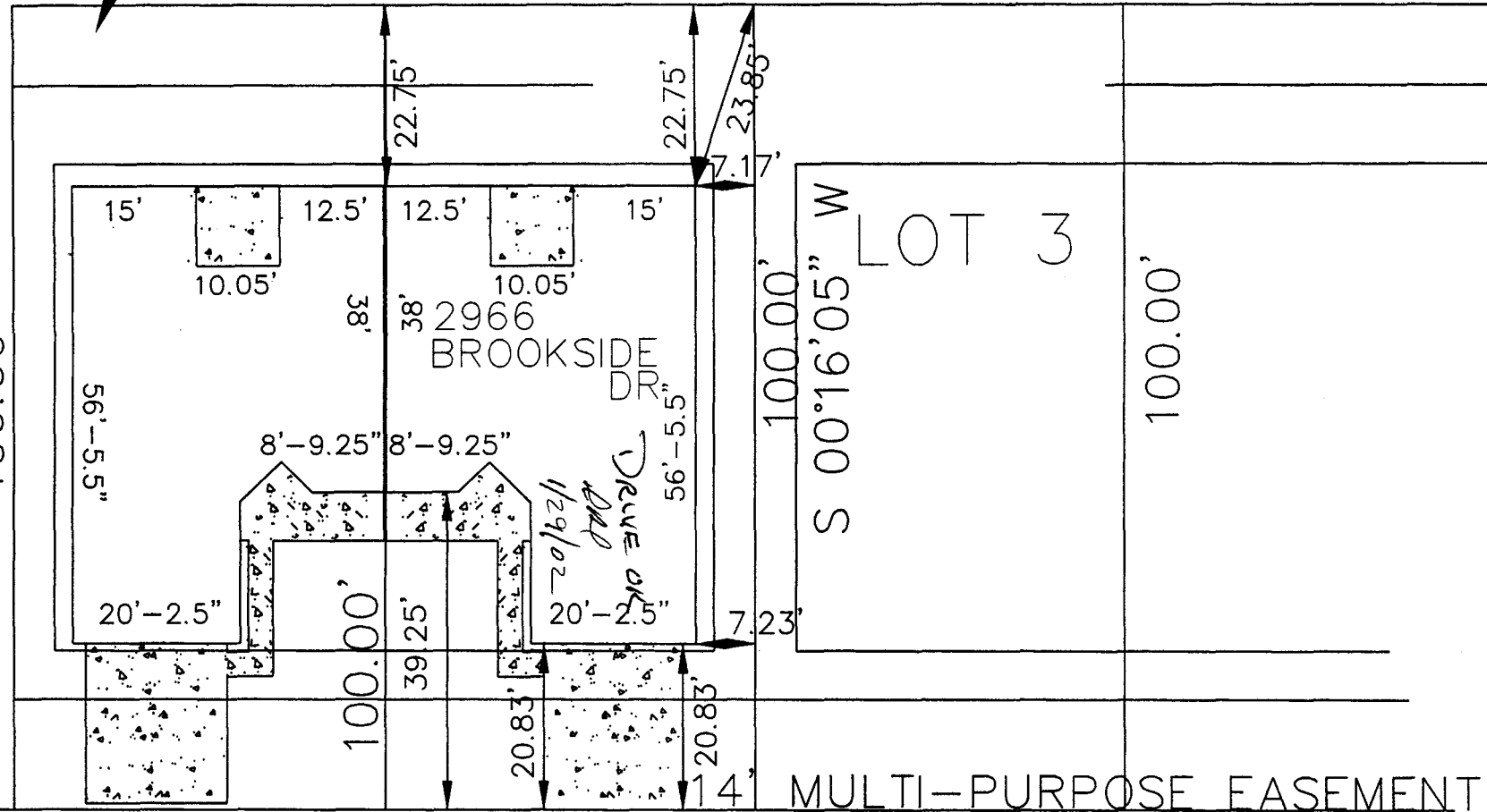
10' IRRIGATION EASEMENT N 89°43'55" W

45.00' 45.00' 45.00' 206.36'



SCALE
1" = 20'

100.00'



MULTI-PURPOSE EASEMENT

BROOKSIDE DRIVE

35'
6'26'