FEE $ *10.00*	
TCP $ *0*	
SIF $ *292.00*	

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

BLDG PERMIT NO. *83579*

Your Bridge to a Better Community

BLDG ADDRESS *2973 Brookside*

TAX SCHEDULE NO. *2943-051-07-002*

SUBDIVISION *Brookside 2*

FILING *2* BLK *2* LOT *2*

(1) OWNER *Darter LLc*

(1) ADDRESS *786 Valley ct*

(1) TELEPHONE *523-5555*

(2) APPLICANT *Grace Homes Const*

(2) ADDRESS *786 Valley ct*

(2) TELEPHONE *523-5555*

SQ. FT. OF PROPOSED BLDGS/ADDITION *1312*

SQ. FT. OF EXISTING BLDGS *0*

TOTAL SQ. FT. OF EXISTING & PROPOSED *1767 w/garage*

NO. OF DWELLING UNITS:
Before: *0* After: *1* this Construction
NO. OF BUILDINGS ON PARCEL
Before: *0* After: *1* this Construction

USE OF EXISTING BUILDINGS *N A*

DESCRIPTION OF WORK & INTENDED USE *New Home*

TYPE OF HOME PROPOSED:
_*X*_ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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*

SETBACKS: Front *20'* from property line (PL)
or _____ from center of ROW, whichever is greater

Side *5'* from PL, Rear *20'* from PL

Maximum Height *32'*

Maximum coverage of lot by structures *35%*

Permanent Foundation Required: YES *X* NO _____

Parking Req'mt *2*

Special Conditions _____

CENSUS *11* TRAFFIC *45* ANNX# _____

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 *2/27/02*

Department Approval *Faye Dibson* Date *4/18/02*

Additional water and/or sewer tap fee(s) are required:	*YES*	NO	W/O No. *14768*
Utility Accounting *Bobi Overholt*		Date *4/18/02*	

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)*
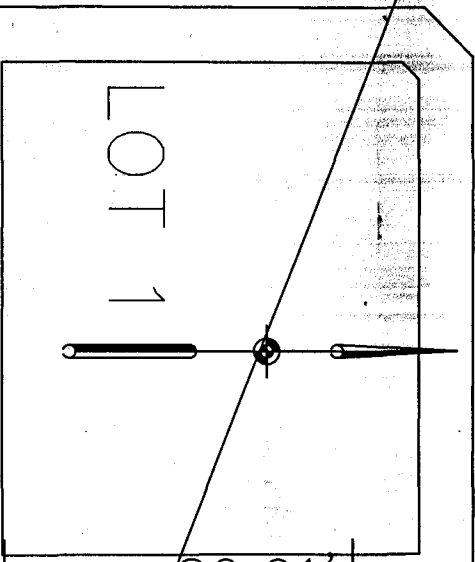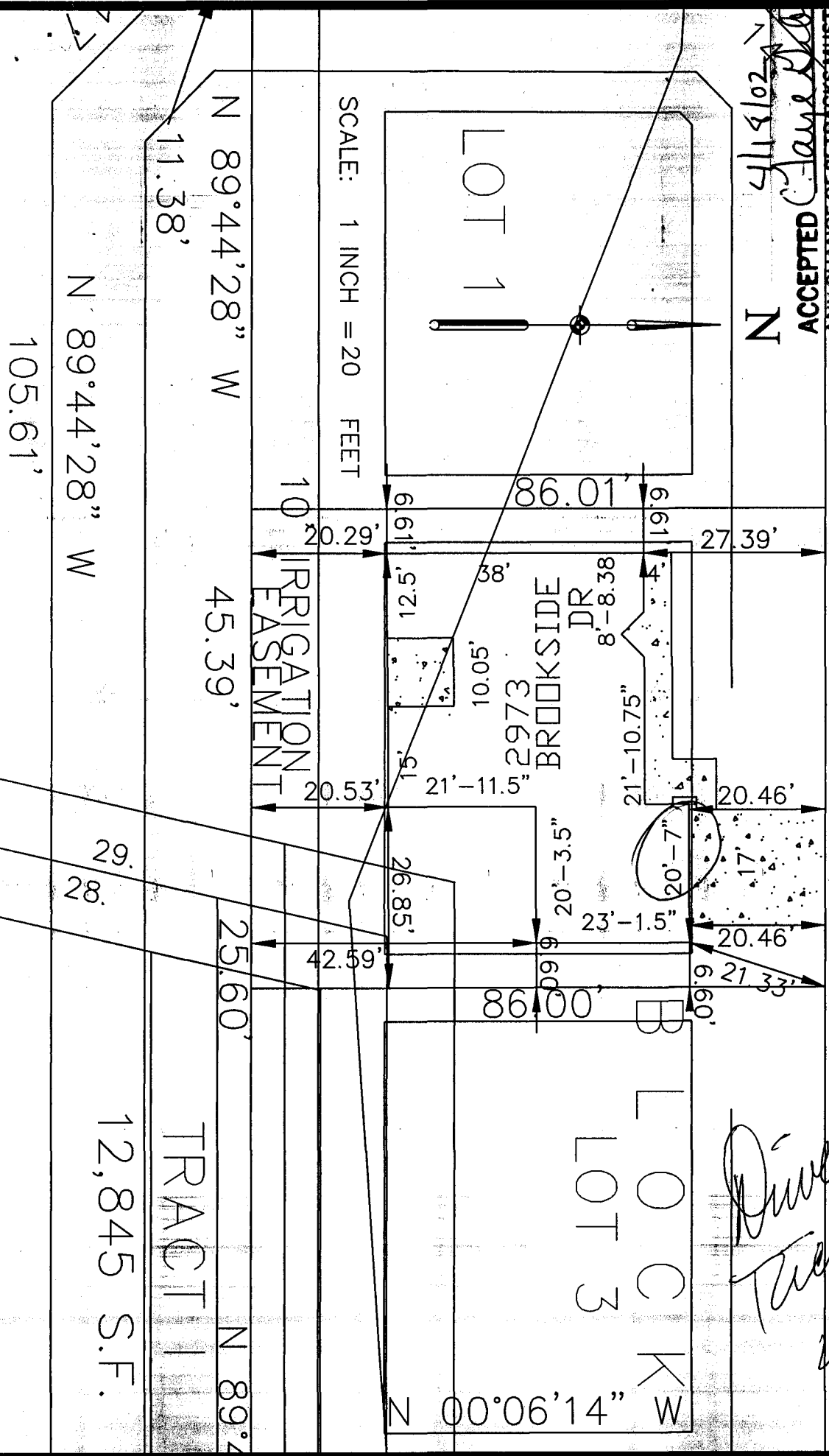
22'

BROOKSIDE DRIVE

71.00'

(RIGHT-O

N

LOT 1

SCALE: 1 INCH = 20 FEET

N 89°44'28" W

11.38'

N 89°44'28" W

45.39'

N 89°44'28" W

105.61'

86.01'

6.61'

6.61'

20.29'

27.39'

10

IRRIGATION EASEMENT

12.5'

38'

4'

8'-8.38

BROOKSIDE DR

10.05'

2973 BROOKSIDE

21'-10.75"

20.46'

5'

21'-11.5"

17'

20'-3.5"

20'-7"

20.53'

26.85'

23'-1.5"

20.46'

29.

28.

25.60'

42.59'

86.00'

6.60'

6.60'

21'33"

B L O C K

LOT 3

TRACT

12,845 S.F.

N 89°4

N 00°06'14"