

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

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

BLDG PERMIT NO. 93870



Your Bridge to a Better Community

BLDG ADDRESS 2975 Brookside Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1312
 TAX SCHEDULE NO. 2943-051-07-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Brookside # TOTAL SQ. FT. OF EXISTING & PROPOSED 1767 w/garage
 FILING 2 BLK 2 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Darter LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 786 Valley Ct USE OF EXISTING BUILDINGS 10A
 (1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT Grace Homes Constr TYPE OF HOME PROPOSED:
 (2) ADDRESS 786 Valley Ct Site Built Manufactured Home (UBC)
 (2) TELEPHONE 523-5555 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 PD Maximum coverage of lot by structures 3590
 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 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 1/2/02
 Department Approval Clay Johnson Date 4/18/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14770</u>
Utility Accounting	_____		Date <u>4/19/02</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)

N

2975

4/18/02
C. Faye Gibson

BROOKSIDE DRIVE

ACCEPTED
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

(RIGHT-OF-WAY)

LOCK T W O

71.00'

N 89



SCALE: 1 INCH = 20 FEET

10' IRRIGATION EASEMENT

Handwritten notes:
4-18-02
C. Faye Gibson

29.
28.

TRACT I

12,845 S.F.

309

