

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

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

BLDG PERMIT NO. 83781



Your Bridge to a Better Community

BLDG ADDRESS 2977 Brookside SQ. FT. OF PROPOSED BLDGS/ADDITION 1342  
 TAX SCHEDULE NO. 2943-051-00-069 SQ. FT. OF EXISTING BLDGS NA  
 SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1765 w/ garage  
 FILING 2 BLK 2 LOT 4 NO. OF DWELLING UNITS:  
 Before: 9 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 9 After: 1 this Construction  
 (1) OWNER Partullo USE OF EXISTING BUILDINGS None  
 (1) ADDRESS 786 Valley Ct DESCRIPTION OF WORK & INTENDED USE New Home  
 (1) TELEPHONE 523-5555 TYPE OF HOME PROPOSED:  
 (2) APPLICANT Grace Horns  Site Built  Manufactured Home (UBC)  
 (2) ADDRESS 786 Valley Ct  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 PD Maximum coverage of lot by structures 35%  
 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 3/19/02  
 Department Approval Cheryl 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 N/A <u>14769</u>
Utility Accounting <u>Dottie Paravel</u>	Date <u>4-18-02</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)

2977

# BROOKSIDE DRIVE

N 89°43'55" W

(RIGHT-OF-WAY)

LOT 3

N 89°43'55" W  
71.00'

*Handwritten signature and date: 4-18-14*

N

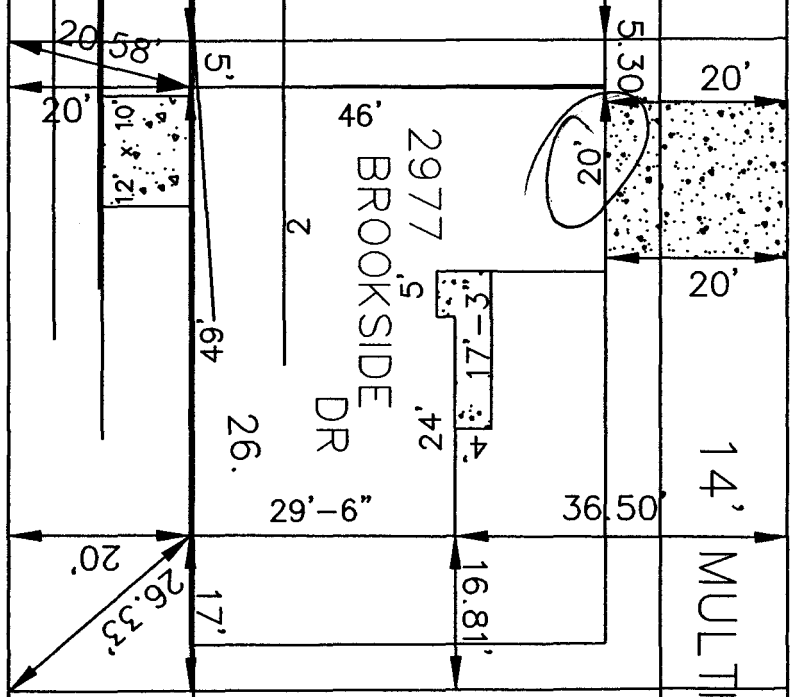
14' MULTI-PURPOSE EASEMENT

LOT 3



86.00'

SCALE: 1 INCH = 20 FEET



2977  
BROOKSIDE DR

TRACT 1

71000  
LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

12,845 S.F.

14' MULTI-PURPOSE

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

*Handwritten signature and date: 4/18/14*

RIGHT OF WAY