

FEE \$	10.00
FCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 83027



Your Bridge to a Better Community

BLDG ADDRESS 2980 Brookside Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1394

TAX SCHEDULE NO. 2943-051-07-002 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION Brookside # TOTAL SQ. FT. OF EXISTING & PROPOSED 1814 w/garage

FILING 2 BLK 5 LOT 6 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 NA

(1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT Grace Homes Const TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 786 Valley Ct

(2) TELEPHONE 523-5555

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 45 TRAFFIC 11 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 _____ Date 1/15/02

Department Approval Pat Bushman Date 1-31-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14552</u>
Utility Accounting <u>Vattelberry</u>	Date <u>1/21/02</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)

BLOCK FIVE

1-31-02

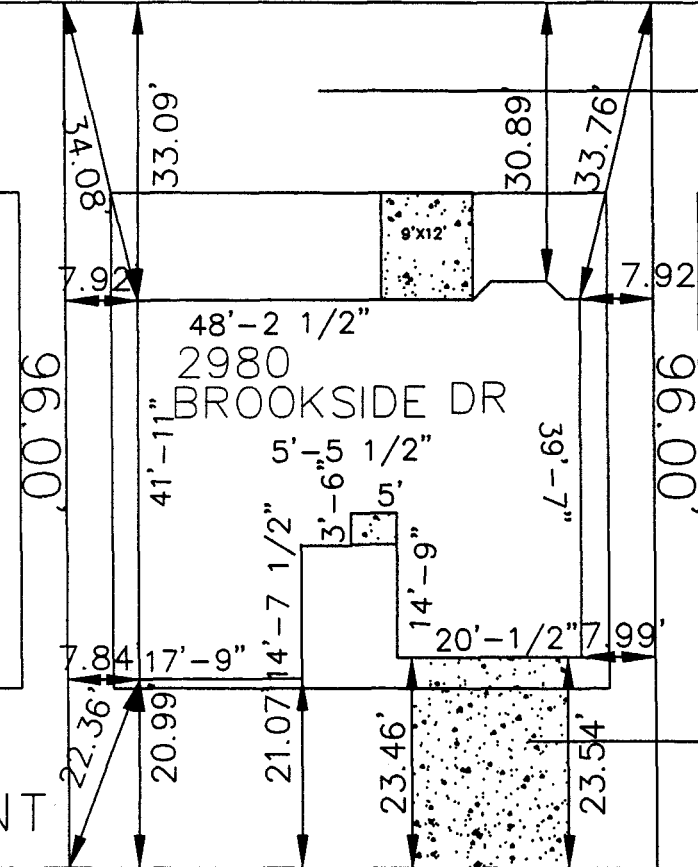
Pat Bushman

I ACCEPT FULL RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY AND THE PROPER LOCATION AND IDENTIFICATION OF PROPERTY LINES



SCALE: 1 INCH = 20 FEET

LOT 5
 N 00°06'14" W
 W 41.90'6" N



14' MULTI-PURPOSE EASEMENT

64.00' 64.00' 64.00'

BROOKSIDE DRIVE 819.50'

N 89°43'55" W

N 89°43'55" W