

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

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

BLDG PERMIT NO. 83127



BLDG ADDRESS 2982 Brookside Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1553  
 TAX SCHEDULE NO 2943 05171 013 SQ. FT. OF EXISTING BLDGS NA  
 SUBDIVISION Brookside 2 TOTAL SQ. FT. OF EXISTING & PROPOSED 1996 w/ garage  
 FILING 2 BLK 5 LOT 7 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Darter LLC USE OF EXISTING BUILDINGS NA  
 (1) ADDRESS 786 Valley Ct DESCRIPTION OF WORK & INTENDED USE New Home  
 (1) TELEPHONE 523-5555 TYPE OF HOME PROPOSED:  
 (2) APPLICANT Grace Homes Const.  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 RP 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 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 2/1/02  
 Department Approval [Signature] Date 2-11-02

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>14573</u>
Utility Accounting	<u>[Signature]</u>		Date <u>2/1/02</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)

BROOKSIDE DRIVE

64.00'

30.00'

N 00°06'14" W

96.00'

116.16'

30.22'

10' IRRIGATION EASEMENT

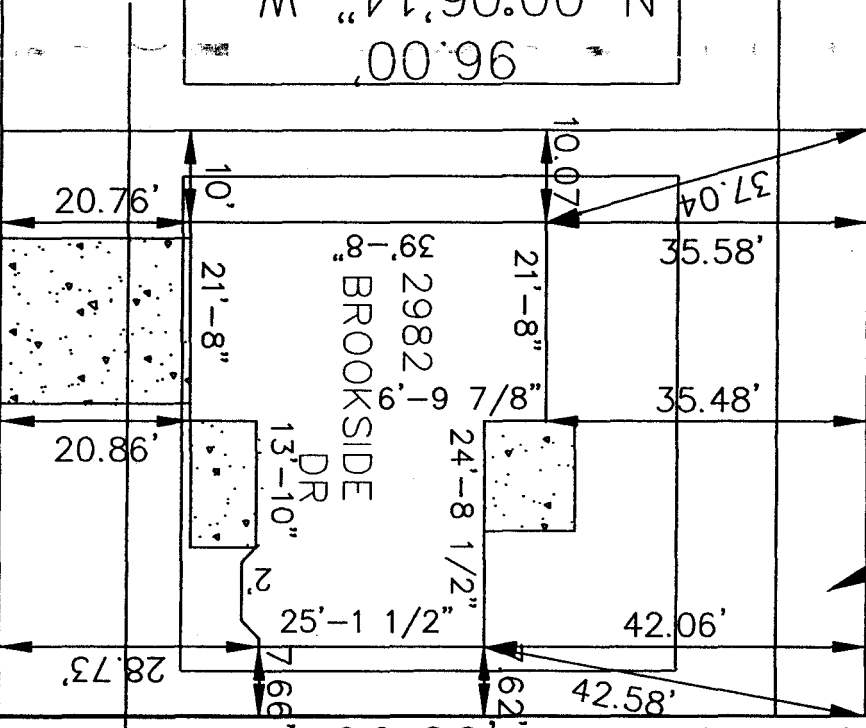
64.01'

49.00'

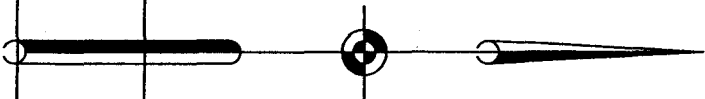
ACCEPTED BY THE BOARD OF SUPERVISORS  
 ANY CHANGE OF DIMENSIONS MUST BE APPROVED BY THE PLANNING DEPT. OF THE COUNTY OF SAN DIEGO. RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

*Pat Buchanan*  
 2-11-02  
 N 00°06'14" W  
 96.00'

*Drive  
 2/14/02*



N



SCALE: 1 INCH = 20 FEET