

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

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

BLDG PERMIT NO. 84487



Your Bridge to a Better Community

BLDG ADDRESS 2985 Brookside SQ. FT. OF PROPOSED BLDGS/ADDITION Cob 1342  
 TAX SCHEDULE NO. 2943-051-07 <sup>70-006</sup> SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1342  
 FILING 2 BLK 3 LOT 2 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction  
 (1) OWNER Darter LLC  
 (1) ADDRESS 786 Valley Ct. USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE Residential  
 (2) APPLICANT Grace Homes Const TYPE OF HOME PROPOSED:  
 (2) ADDRESS 786 Valley Ct.  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ 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).

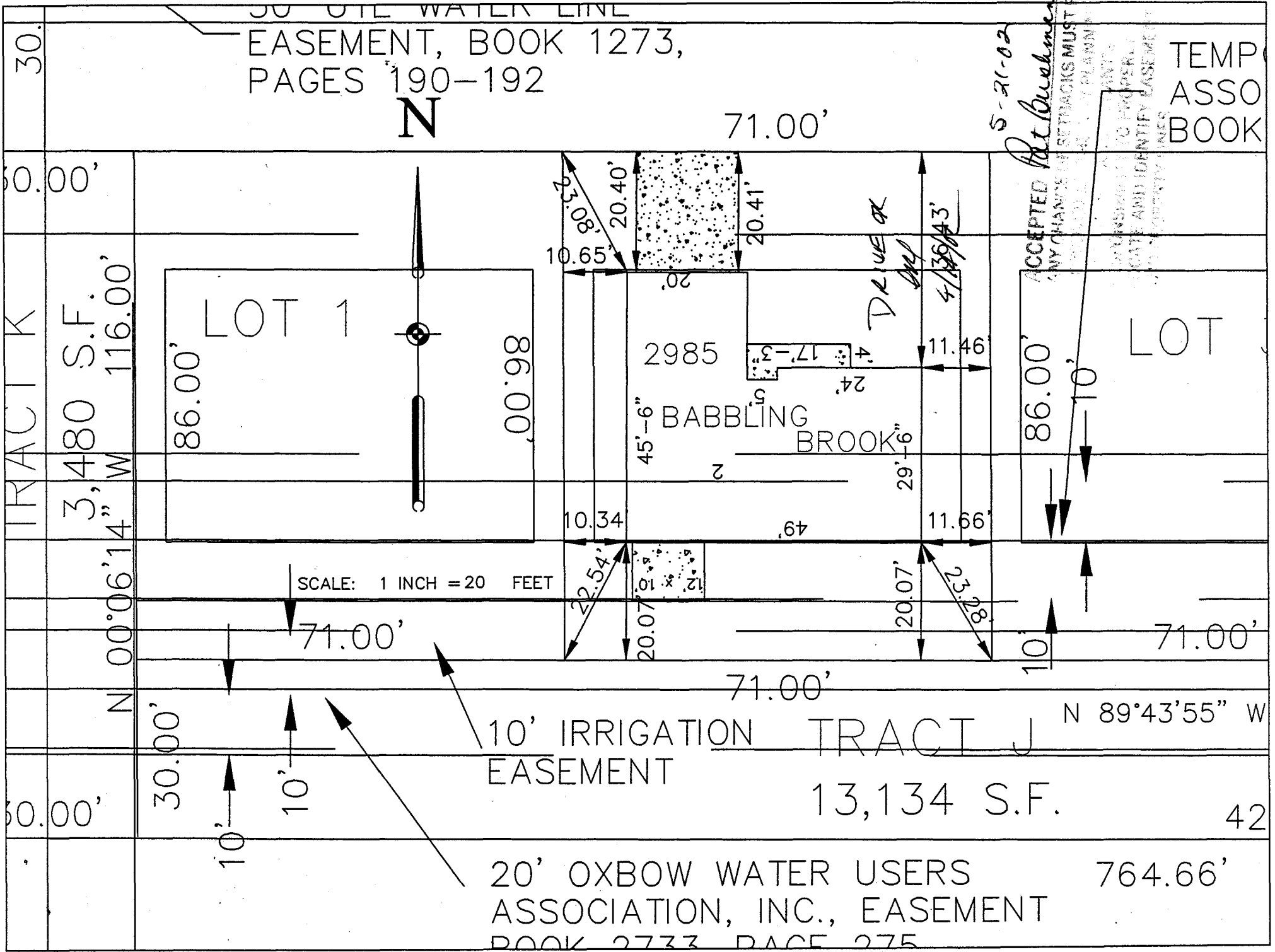
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5-20-02  
 Department Approval Pat Bushman Date 5-21-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14940</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/21/02</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)



20' OXBOW WATER LINE  
 EASEMENT, BOOK 1273,  
 PAGES 190-192

N

71.00'

5-21-02  
 Pat. Bookline

ACCEPTED

ANY CHANGE OF TRACKS MUST BE APPROVED BY THE PLANNING COMMISSION

BOUNDARIES TO PROPERTY TO BE IDENTIFIED AS MEANS OF IDENTIFYING EASEMENTS AND PROPERTY LINES

TEMP ASSO BOOK

TRACT K  
 3,480 S.F.  
 116.00'  
 86.00'  
 00.98'  
 3,480 S.F.  
 116.00'  
 86.00'  
 00.98'

LOT 1

2985  
 5862

45'-6" BABBLING BROOK

DRIVE OR

LOT

SCALE: 1 INCH = 20 FEET

71.00'

71.00'

71.00'

10' IRRIGATION EASEMENT

TRACT J

N 89°43'55" W

13,134 S.F.

42

20' OXBOW WATER USERS ASSOCIATION, INC., EASEMENT  
 BOOK 2733 PAGE 275

764.66'