

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

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

BLDG PERMIT NO. 82760



Your Bridge to a Better Community

BLDG ADDRESS 2986 Brookside Dr
parent parcel #

TAX SCHEDULE NO. 29d3-051-07-002

SUBDIVISION Brookside #1

FILING 2 BLK 4 LOT 4

(1) OWNER Darter LLC

(1) ADDRESS 2986 Brookside Dr

(1) TELEPHONE 523-5555

(2) APPLICANT Grace Homes Const

(2) ADDRESS 786 Valley Ct

(2) TELEPHONE 523 5555

SQ. FT. OF PROPOSED BLDGS/ADDITION 1342

SQ. FT. OF EXISTING BLDGS 0

TOTAL SQ. FT. OF EXISTING & PROPOSED 1797 w/garage

NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS NA

DESCRIPTION OF WORK & INTENDED USE New Home

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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

SETBACKS: Front 20' from property line (PL)
or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 20' from PL

Maximum Height 32'

Maximum coverage of lot by structures 35%

Permanent Foundation Required: YES NO

Parking Req't 2

Special Conditions _____

CENSUS 11 TRAFFIC 45 ANNX# _____

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).

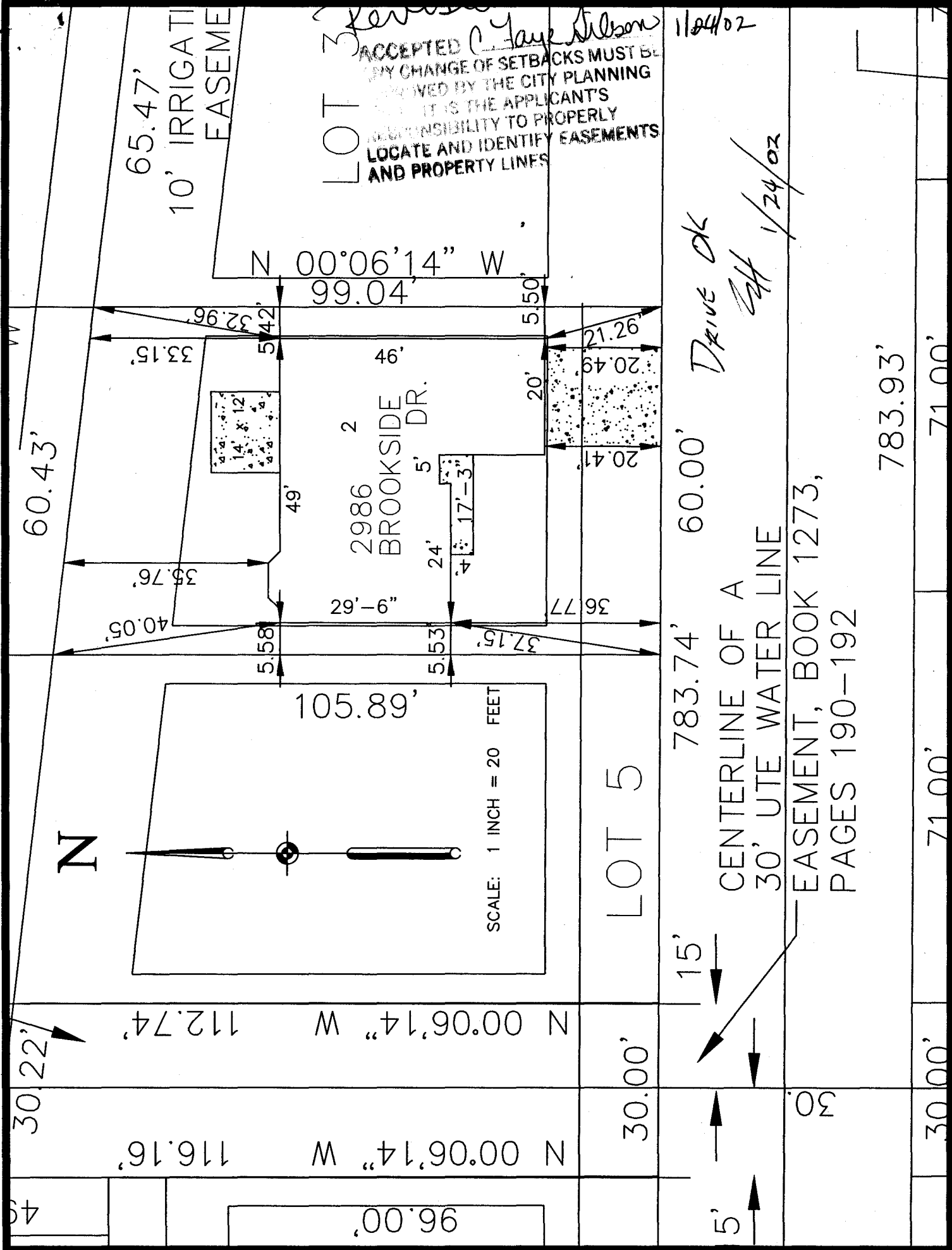
Applicant Signature [Signature] Date 12/31/01

Department Approval [Signature] Date 11/16/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>94512</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-16-02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

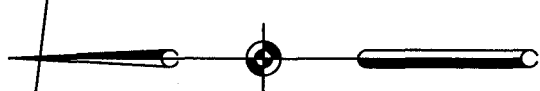
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



revised
 ACCEPTED *C. Jaye Wilson*
 ANY CHANGE OF SETBACKS MUST BE
 REVIEWED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

11/24/02
 Drive Ok
SAH 1/24/03

N



SCALE: 1 INCH = 20 FEET

105.89'

LOT 5

CENTERLINE OF A
 30' UTE WATER LINE
 EASEMENT, BOOK 1273,
 PAGES 190-192

783.93'

71.00'

71.00'

30.00'

30.00'

60.43'

65.47'
 10' IRRIGATION
 EASEMENT

N 00°06'14" W
 99.06'

2986
 BROOKSIDE
 DR.

60.00'

783.74'

15'

30.00'

5'

33.15'

14' x 12'

49'

24'

4' x 17'-3"

5'

5.53'

5.58'

37.15'

36.77'

40.05'

35.76'

32.96'

20.41'

20.49'

21.26'

5.50'

20'

20.41'

20.49'

92.26'

99.06'

60.43'

30.22'

112.74'

116.16'

96.00'

49'