

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

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

BLDG PERMIT NO. 84486



Your Bridge to a Better Community

BLDG ADDRESS 2987 Brookside SQ. FT. OF PROPOSED BLDGS/ADDITION 1312
 TAX SCHEDULE NO. 2943-051-00 069 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Brook Side 2 TOTAL SQ. FT. OF EXISTING & PROPOSED 1767 w/ garage
 FILING 2 BLK 3 LOT 3
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Dartville
 (1) ADDRESS 786 Valley Ct
 (1) TELEPHONE 523-5555
 (2) APPLICANT Grace Home Const
 (2) ADDRESS 786 Valley Ct
 (2) TELEPHONE 523-5555
 USE OF EXISTING BUILDINGS NONE
 DESCRIPTION OF WORK & INTENDED USE New Const.
 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 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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 3/17/02
 Department Approval [Signature] Date 4/18/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>4773</u>
Utility Accounting	<u>Katelsberry</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)

T R E E

N

71.00'

14' MULTI-PURPOSE ESMT

LOT 4 W

BROOKSIDE DR

N 00°06'14" W

N 00°06'14" W

1 INCH = 20 FEET

ACCEPTED *C. Faye Nelson*
4/18/02
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

TRACT 13,134

TEMPORARY 20' OXBOW WATER ASSOCIATION, INC., EASEMENT BOOK 2733, PAGE 274

WATER USERS, INC., EASEMENT

[Handwritten signatures and notes]

