

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

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

BLDG PERMIT NO. 82759



Your Bridge to a Better Community

BLDG ADDRESS 2988 ~~2992~~ Brookside SQ. FT. OF PROPOSED BLDGS/ADDITION 1256 1116
 TAX SCHEDULE NO 2943-051-07-002 SQ. FT. OF EXISTING BLDGS NA
 SUBDIVISION Brookside 2 TOTAL SQ. FT. OF EXISTING & PROPOSED 1573 ~~4684~~ w/garage
 FILING 2 BLK 4 LOT 3 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:
 (2) ADDRESS 786 Valley Ct Site Built Manufactured Home (UBC)
 (2) TELEPHONE 523-5555 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 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 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 12/10/01
 Department Approval [Signature] Date 1/4/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>14473</u>
Utility Accounting <u>[Signature]</u>	Date _____		

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)

B L O C K F O U R

10' IRRIGATION EASEMENT

N 83°13'37" W

ACCEPTED
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.

1/4/02
C. Jane Wilson

SF

N 00°06'14" W
91.62'

72.00'

65.47'

33.82'
8.34'

31.77'

26.14'
26.86'

12' x 10'

298846.8'

BROOKSIDE DR

7'-8.5"

8'-5"-8"

26'-8"

13'-3.5"

22'-8"

39.62'

10'

10'

20.34'

20.34'

20.34'

17'

65.00'

BROOKSIDE DRIVE

N



LOT 1

DRIVE OK
del
1/2/02

N 00°06'14" W

49.06'

SCALE: 1 INCH = 20 FEET