

FEE \$ 10.00  
 TCF \$ 0  
 SIF \$ 292.00

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

BLDG PERMIT NO. 84145



Your Bridge to a Better Community

BLDG ADDRESS 2989 Brookside Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1561  
 TAX SCHEDULE NO. 2943-051-07-002 SQ. FT. OF EXISTING BLDGS None  
 SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 2004 w/ garage  
 FILING 2 BLK 3 LOT 4 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 None  
 (1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE New home  
 (2) APPLICANT Grace Homes Constr 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 RD Maximum coverage of lot by structures 3570  
 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 \_\_\_\_\_ Date 4/8/02  
 Department Approval Clay Mason Date 4/18/02

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>14772</u>
Utility Accounting <u>Rob Overholt</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)

# BROOKSIDE DRIVE 22'

TEMPORARY 20' OXBOW WATER USERS  
ASSOCIATION, INC., EASEMENT  
BOOK 2733, PAGE 274 71.00'

