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

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

BLDG PERMIT NO. 83219



Your Bridge to a Better Community

BLDG ADDRESS 2990 Brookside Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1116

TAX SCHEDULE NO. 2913-051-71-011 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1573 w/garage

FILING 2 BLK 4 LOT 2

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

(1) OWNER Darter LLC

(1) ADDRESS 786 Valley Ct

(1) TELEPHONE 523-5555

USE OF EXISTING BUILDINGS NA

(2) APPLICANT Grace Home Const

DESCRIPTION OF WORK & INTENDED USE New Home

(2) ADDRESS 786 Valley Ct

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 523-5555

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)
 or _____ from center of ROW, whichever is greater
 Permanent Foundation Required: YES NO _____

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 [Signature] Date 2/11/02

Department Approval Pat Bushman Date 2-15-02

| | | | |
|--|---|-----------------------------|-----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>120585</u> |
| Utility Accounting <u>[Signature]</u> | | | Date <u>2-15-02</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)

B L O C K F O U R

IRRIGATION EASEMENT

LOT 3

LOT 1

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

DRIVE OK 2/13/02

ACCEPTED: *Ala Rudman*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

2-15-02

SCALE: 1 INCH = 20 FEET

N

