

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

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

BLDG PERMIT NO. 84488




Your Bridge to a Better Community

BLDG ADDRESS 2991 Brookside Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1116

TAX SCHEDULE NO. 2943 051 ~~07-002~~ SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
70-003

SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1116

FILING 2 BLK 3 LOT 5 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction

(1) OWNER Darter LLC USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) ADDRESS 786 Valley Ct DESCRIPTION OF WORK & INTENDED USE Residential  
 (1) TELEPHONE 523 5555 TYPE OF HOME PROPOSED:  
 (2) APPLICANT Dawn Carey  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) ADDRESS 786 Valley Ct \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 523-5555 \_\_\_\_\_ 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  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 20' from PL Parking Req't 2 TB  
 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).

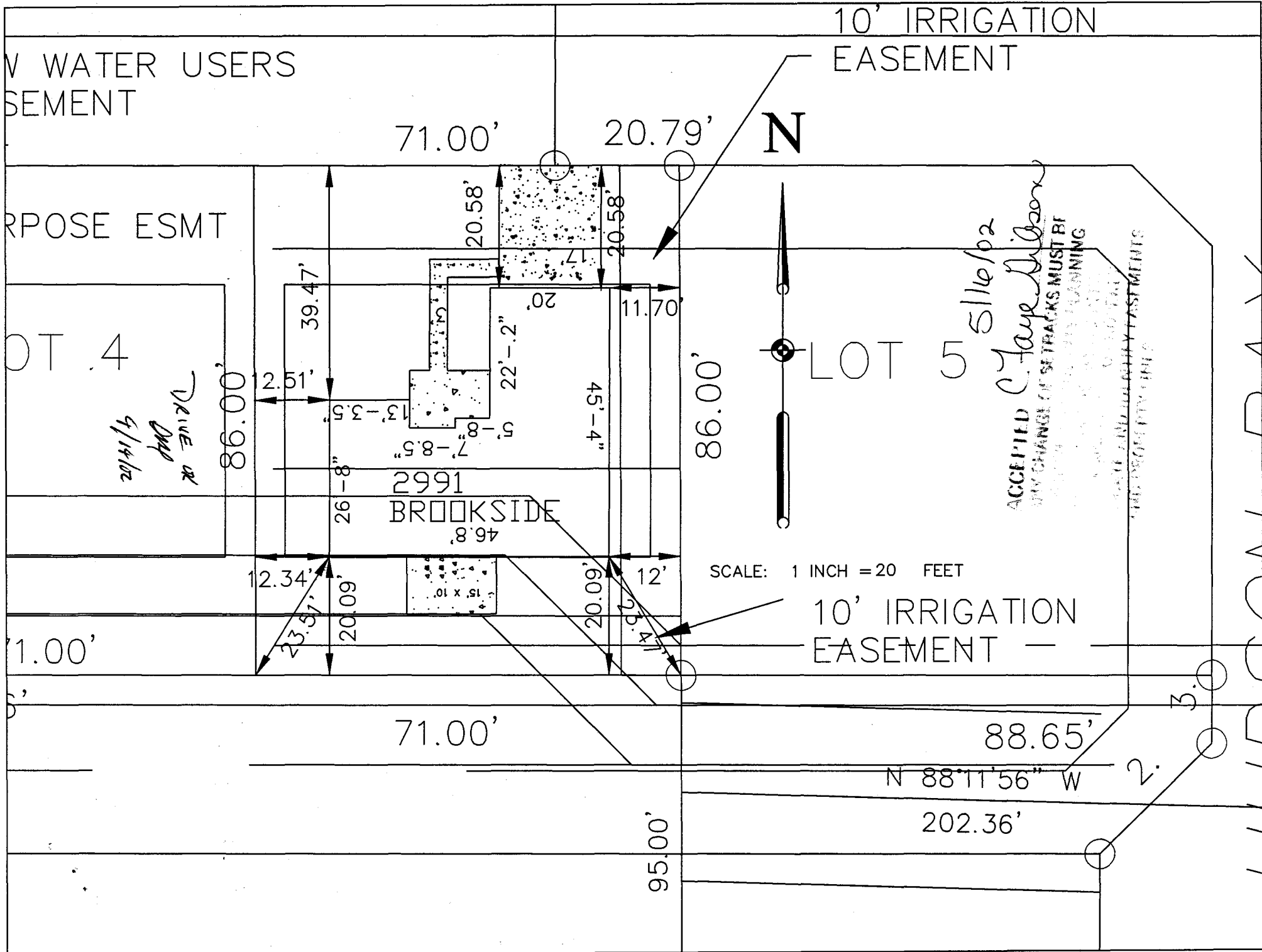
Applicant Signature Dawn Carey Date 5-3-02

Department Approval C. Taylor Johnson Date 5/16/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>14925</u>
Utility Accounting	<u>T. Bensley</u>	Date	<u>5/16/02</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)



WATER USERS EASEMENT

10' IRRIGATION EASEMENT

PROPOSED ESMT

LOT 4

LOT 5

*DRIVE ON  
4/14/02*

*5/16/02*

ACCEPTED CHANGE OF TRACKS MUST BE  
... TRAINING  
... EASEMENTS  
... PROPERTY LINE

2991  
BROOKSIDE

SCALE: 1 INCH = 20 FEET

10' IRRIGATION EASEMENT

1.00'

71.00'

88.65'

N 88°11'56" W

202.36'

95.00'

N

71.00'

20.79'

39.47'

20.58'

20.58'

2.51'

13'-3.5"

13'-3.5"

13'-3.5"

13'-3.5"

13'-3.5"

13'-3.5"

13'-3.5"

13'-3.5"

13'-3.5"

26'-8"

26'-8"

26'-8"

26'-8"

26'-8"

26'-8"

26'-8"

26'-8"

26'-8"

12.34'

20.09'

20.09'

20.09'

20.09'

20.09'

20.09'

20.09'

20.09'

20.09'

12'

12'

12'

12'

12'

12'

12'

12'

12'

12'

12'

12'

12'

12'

3.0'

2.