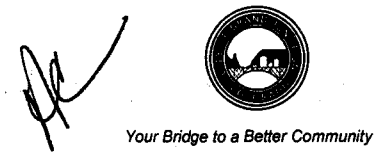


FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 44034



BLDG ADDRESS 2992 BrookSide SQ. FT. OF PROPOSED BLDGS/ADDITION 1553
 TAX SCHEDULE NO. 2943-051-07-002 SQ. FT. OF EXISTING BLDGS None
 SUBDIVISION BrookSide 2 TOTAL SQ. FT. OF EXISTING & PROPOSED 1996 w/ garage
 FILING 2 BLK 4 LOT 1 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 _____
 (2) APPLICANT Grace Home Constr TYPE OF HOME PROPOSED:
 (2) ADDRESS 786 Valley ct Site Built _____ Manufactured Home (NBC)
 (2) TELEPHONE 523-5555 _____ Manufactured Home (HUD) _____
 _____ Other (please specify) _____

PAY
 APR 28 2002
 TB

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 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).

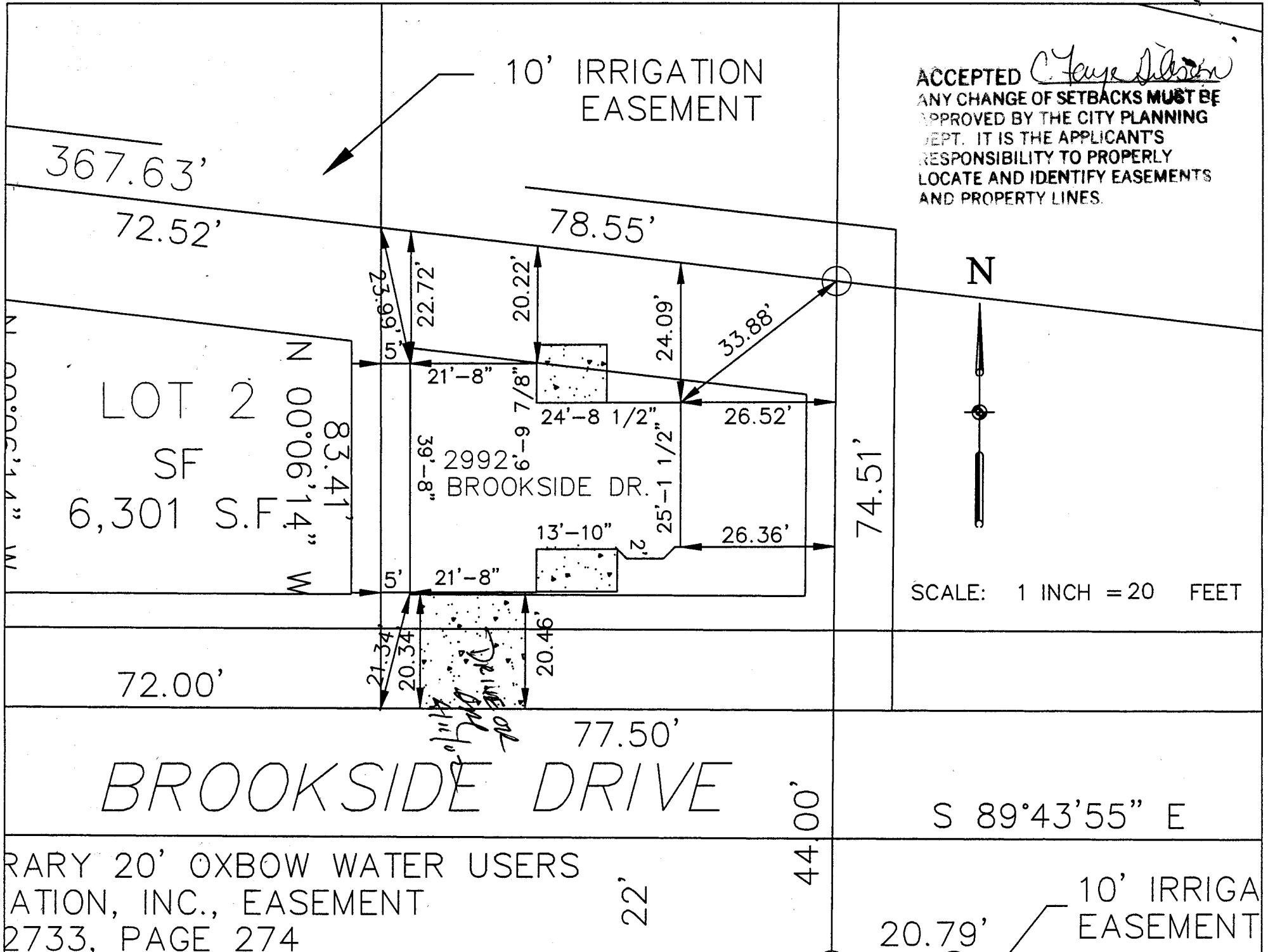
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 4/8/02
 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>14801</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/26/02</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)



ACCEPTED *C. Geyer Johnson*
 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.



SCALE: 1 INCH = 20 FEET

RARY 20' OXBOW WATER USERS
 ANATION, INC., EASEMENT
 2733, PAGE 274

20.79' 10' IRRIGATION EASEMENT