

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

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

BLDG PERMIT NO. 84390



Your Bridge to a Better Community

BLDG ADDRESS 2981 Brookside Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1553  
 TAX SCHEDULE NO. 2943-051-70-008 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1553  
 FILING 2 BLK 2 LOT 6 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 R  
 (1) TELEPHONE 970 523 5555 DESCRIPTION OF WORK & INTENDED USE Resident. w/ Cars  
 (2) APPLICANT Darin Carci TYPE OF HOME PROPOSED:  
 (2) ADDRESS 3500 McFarland Ct  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 (2) TELEPHONE 970 243 3818  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 TD 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 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 Darin Carci Date 4/26/02  
 Department Approval H.C. Foye Date 5/3/02

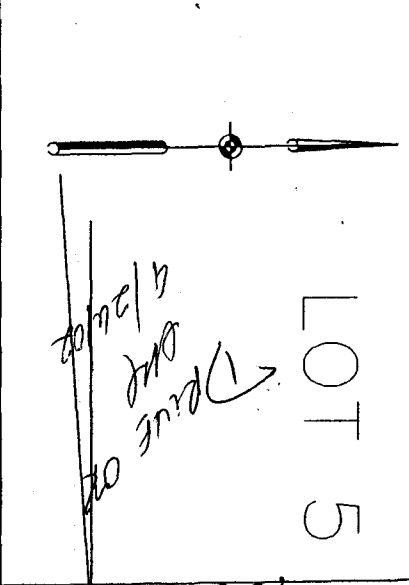
Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>14887</u>
Utility Accounting	<u>I shape</u>	Date	<u>5/3/02</u>

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)

10' 10' 71.00'

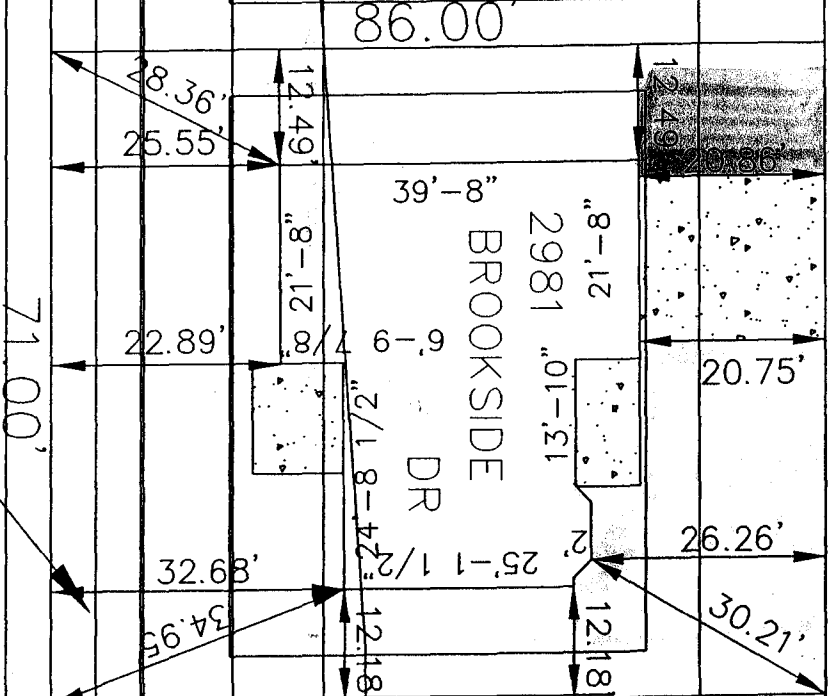
71.00' 11-PURPOSE EASEMENT  
N



SCALE: 1 INCH = 20 FEET

71.00' 309.61'

10' IRRIGATION EASEMENT  
14' MULTI-PURPOSE EASEMENT



N 00°06'14" W 86.00' TRACT 116.00'  
3,480 S.F. N 00°06'14" W 116.00'

30.00' 30.00' 30.00'

10' 10' 71.00'

20-51-3-15-02

ACCEPTED

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
NOTED ON THE PLAN

5/3/02  
C. Taylor Johnson

DATE MULTIPLE EASEMENTS