

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 2975 Brookside SQ. FT. OF PROPOSED BLDGS/ADDITION 0
TAX SCHEDULE NO. 2943-051-07-002 SQ. FT. OF EXISTING BLDGS 1767
SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1767
FILING 2 BLK 2 LOT 3 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER Cliff & Ruth Stock NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction
(1) ADDRESS 2975 Brookside USE OF EXISTING BUILDINGS Home
(1) TELEPHONE 242-6780 DESCRIPTION OF WORK & INTENDED USE Screen in Patio
(2) APPLICANT Ruth Stock TYPE OF HOME PROPOSED:
(2) ADDRESS 2975 Brookside Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 242-6780 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 3590
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 _____
Maximum Height 30' Special Conditions Screen in existing patio
CENSUS _____ TRAFFIC _____ 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 Ruth Stock Date 4-25-03
Department Approval C. Faye Gibson Date 4/25/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No dig <u>no dig</u>
Utility Accounting	<u>Checked</u>	Date	<u>4/25/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2975

N

4/25/03
C. Faye [Signature]
ACCEPTED

BROOKSIDE DRIVE

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

(RIGHT-OF-WAY)
LOCK T W O

71.00' N 89

* Screen across patio

SCALE: 1 INCH = 20 FEET

10' IRRIGATION EASEMENT

Handwritten notes:
20'-0" [Signature]
[Signature]

86.00'

2975 BROOKSIDE DR

LOT 4

86.00'

26

71.00' N 89°43'55" W

TRACT I

12,845 S.F.

309

