

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

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

BLDG PERMIT NO. 88778



Your Bridge to a Better Community

BLDG ADDRESS 2978 Brookside Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 400
 TAX SCHEDULE NO. 2943-051-70-002 SQ. FT. OF EXISTING BLDGS 400
 SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 400
 FILING Two BLK 5 LOT 5 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Stormy Cunningham NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 2978 Brookside Dr USE OF EXISTING BUILDINGS Single Family
 (1) TELEPHONE 970-243-3585 * Converting garage into
 DESCRIPTION OF WORK & INTENDED USE bedroom, play room
 (2) APPLICANT Scott Cunningham TYPE OF HOME PROPOSED:
 (2) ADDRESS 2978 Brookside Dr Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE 970-243-3585 Other (please specify) Garage Conversion

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 _____
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES _____ NO _____
 Side Internal Conversion from PL Rear _____ from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions Interior Only
 CENSUS _____ TRAFFIC _____ 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 Scott Cunningham Date 3-20-03
 Department Approval C. Faye Gibson Date 4/8/03

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting	<u>Marshall Cole</u>		Date <u>4/8/03</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)