

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 2978 Brookside Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 96
 TAX SCHEDULE NO. 2943-051-71-015 SQ. FT. OF EXISTING BLDGS 2000
 SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 2096
 FILING 2 BLK 5 LOT 5 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) OWNER Stormy Cunningham
 (1) ADDRESS 2978 Brookside Dr USE OF EXISTING BUILDINGS residents
 (1) TELEPHONE 243-3585 DESCRIPTION OF WORK & INTENDED USE SHED
 (2) APPLICANT Scott Cunningham TYPE OF HOME PROPOSED:
 (2) ADDRESS 2978 Brookside Dr Site Built Manufactured Home (UBC)
 (2) TELEPHONE 243-3585 Manufactured Home (HUD)
 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 X
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 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).

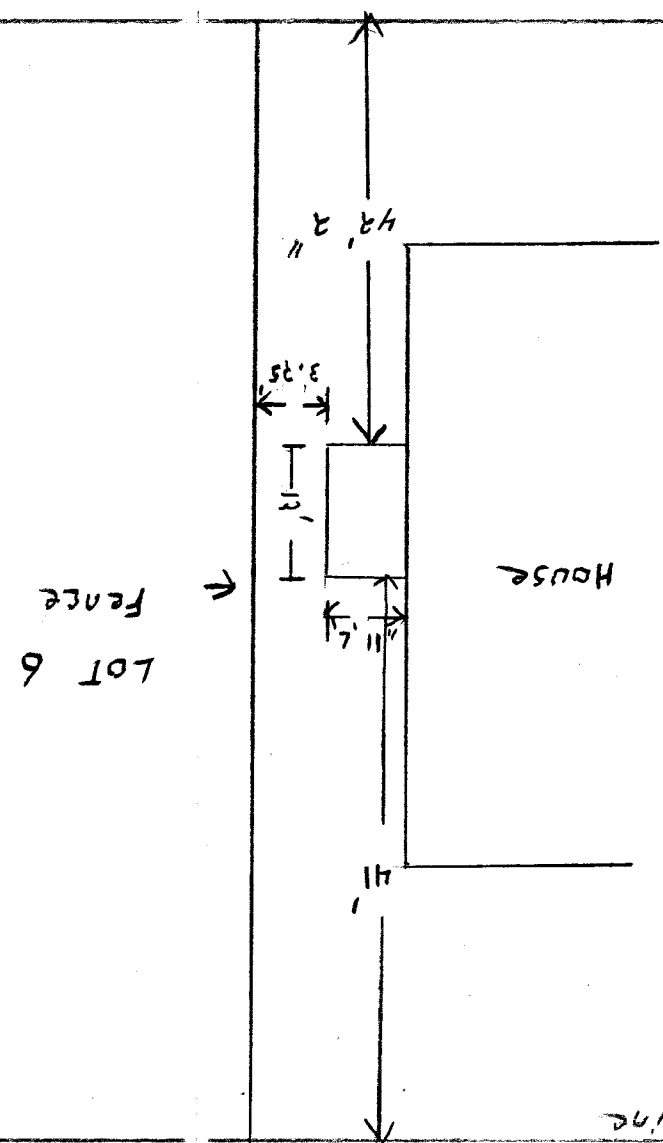
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Scott Cunningham Date 6/12/03
 Department Approval Misha Mazon Date 6/12/03

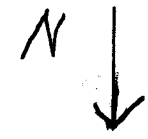
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>Robert Cunningham</u>		Date <u>6/12/03</u>

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)

Shed is 12' by 7' 11"
3.25' from East Fence



ACCEPTED *Alisa Oragon 6/12/03*
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.



PROPERTY LINE

PROPERTY LINE

LOT 6
Fence

House

B L O C K F I V E

N 89°43'55" W

259.40'

67.39'

64.00'

64.00'

LOT 4

N 00°06'14" W

LOT 6

N 00°06'14" W

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RESPONSIBILITY TO PROPERLY
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AND PROPERTY LINES
Mark Lee
11/2/01

2978
BROOKSIDE DR

14'-PURPOSE EASEMENT
67.39'

14' MULTI-PURPOSE E
64.00'

BROOKSIDE DRIVE

N 89°43'55" W

(RIGHT-OF-WAY)

ACCEPTED BY: *[Signature]*

DATE: 11-6-01