

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

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

BLDG PERMIT NO. 78016



Your Bridge to a Better Community

BLDG ADDRESS 2982 Summerbrook Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1275

TAX SCHEDULE NO. 2943-051-00-069 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1675

FILING 1 BLK 5 LOT 1 NO. OF DWELLING UNITS:

(1) OWNER Darter LLC Before: 0 After: 1 this Construction

(1) ADDRESS 524 30rd #4 G.J.CO 81504 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 523-5555 Before: 0 After: 1 this Construction

(2) APPLICANT Grace Homes Construction USE OF EXISTING BUILDINGS NA

(2) ADDRESS 524 30rd #4 G.J.CO 81504 DESCRIPTION OF WORK & INTENDED USE New Residence

(2) TELEPHONE 523-5555 TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- 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 PR 4.5 Maximum coverage of lot by structures 35%

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 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 Theresa Pusker Date 11-30-00

Department Approval Bonnie Edwards Date 12/4/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13582</u>
Utility Accounting	<u>Ch Marshall</u>	Date	<u>12/4/00</u>

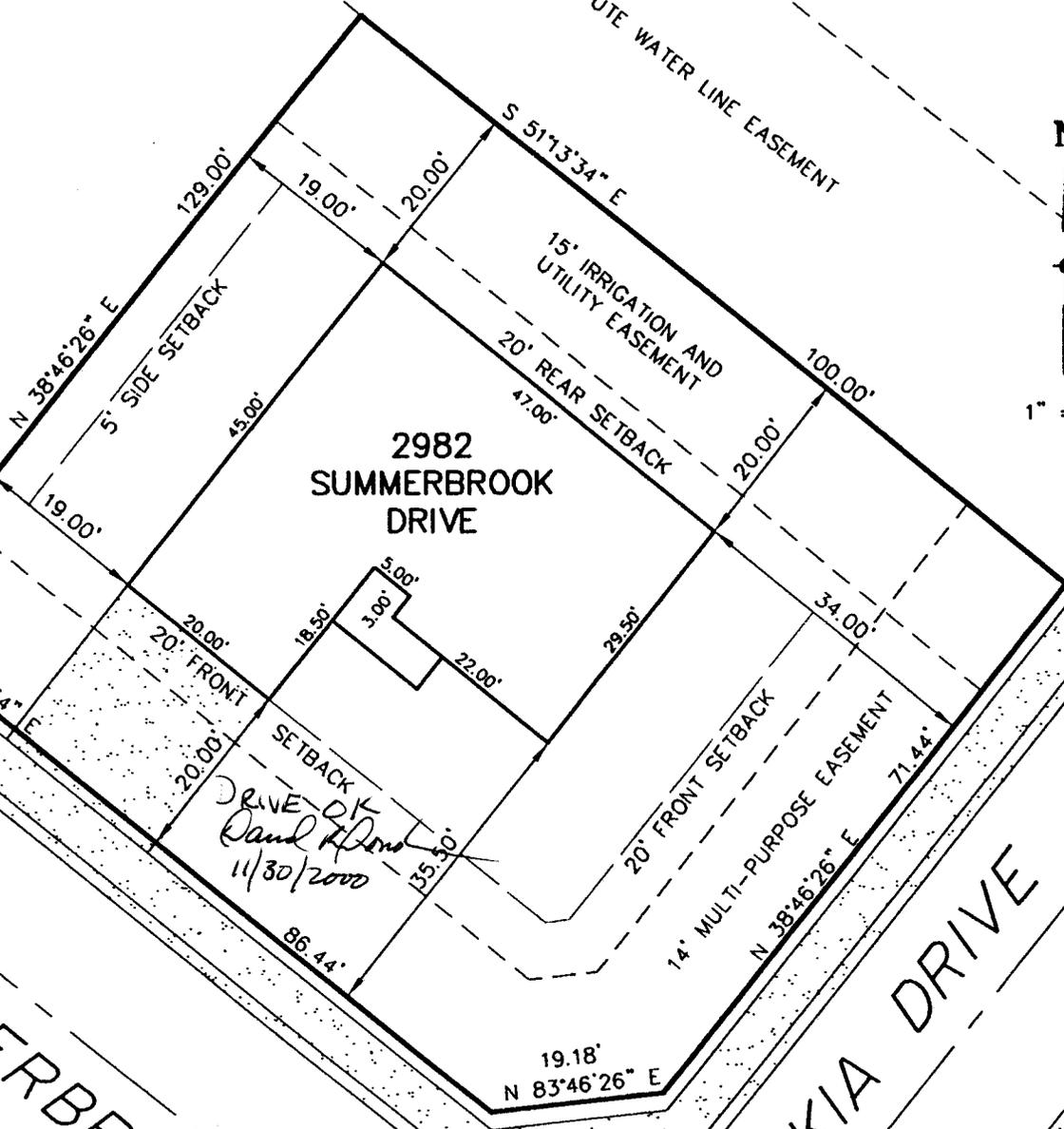
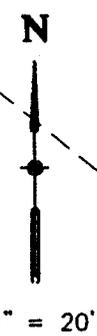
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Ronnie 12/4/00
ACCEPTED
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.

TRACT E

30' UTE WATER LINE EASEMENT



SUMMERBROOK DRIVE

KIA DRIVE

2982