

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 77890



Your Bridge to a Better Community

BLDG ADDRESS 2987 Summerbrook Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1526  
TAX SCHEDULE NO. 2943-051-00-069 SQ. FT. OF EXISTING BLDGS -0-  
SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1926  
FILING 1 BLK 6 LOT 1 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 524 30rd #4 G.J.CO 81504 USE OF EXISTING BUILDINGS NA  
(1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE New Residence  
(2) APPLICANT Grace Homes Construction TYPE OF HOME PROPOSED:  
(2) ADDRESS 524 30rd #4 G.J.CO 81504  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
(2) TELEPHONE 523-5555  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   
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 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 [Signature] Date 11-17-00  
Department Approval [Signature] Date 11-29-00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>3576</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11/29/00</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)

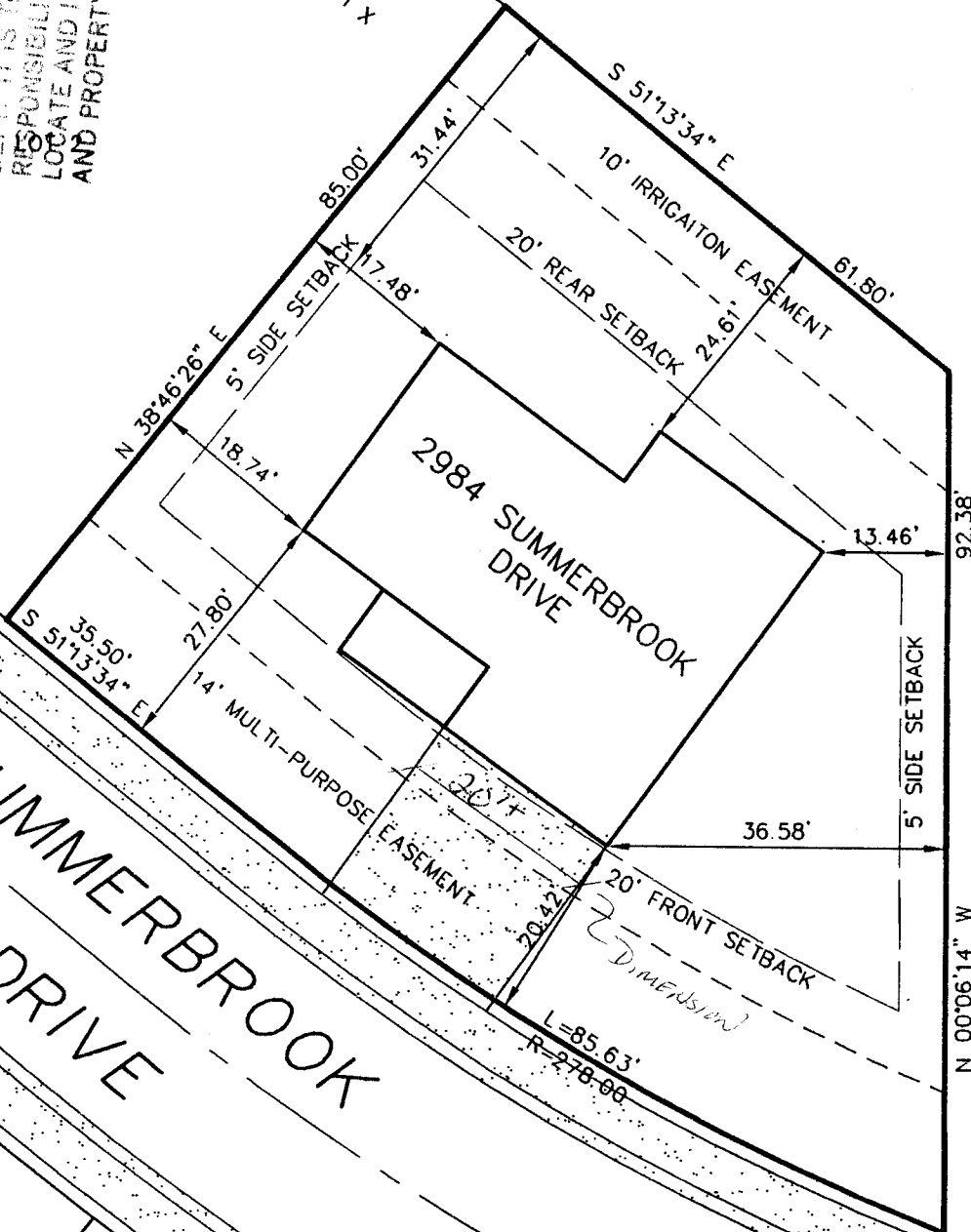
ACCEPTED *SLC/1/20/20*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

TRACT D

BLOCK SIX



1" = 20'



2984 SUMMERBROOK DRIVE

SUMMERBROOK DRIVE

LOT 23

*David R. Ford*  
 ENGINEERING  
 11/20/2020

LOT 3

LOT 2

BLOCK FOUR

JOB NO. 40018-11.01