

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

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

BLDG PERMIT NO. 77818



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 4 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:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 524 30rd #4 G.J.CO 81504

(2) TELEPHONE 523-5555

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 45%

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 ANNX# _____

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 Bunker Date 11-6-00

Department Approval Ho. Ronnie Edwards Date 11-22-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13566</u>
Utility Accounting	<u>AM Cole</u>	Date	<u>11/22/00</u>

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

LOT 1

TRACT D

LOT 23

SUMMERBROOK DRIVE

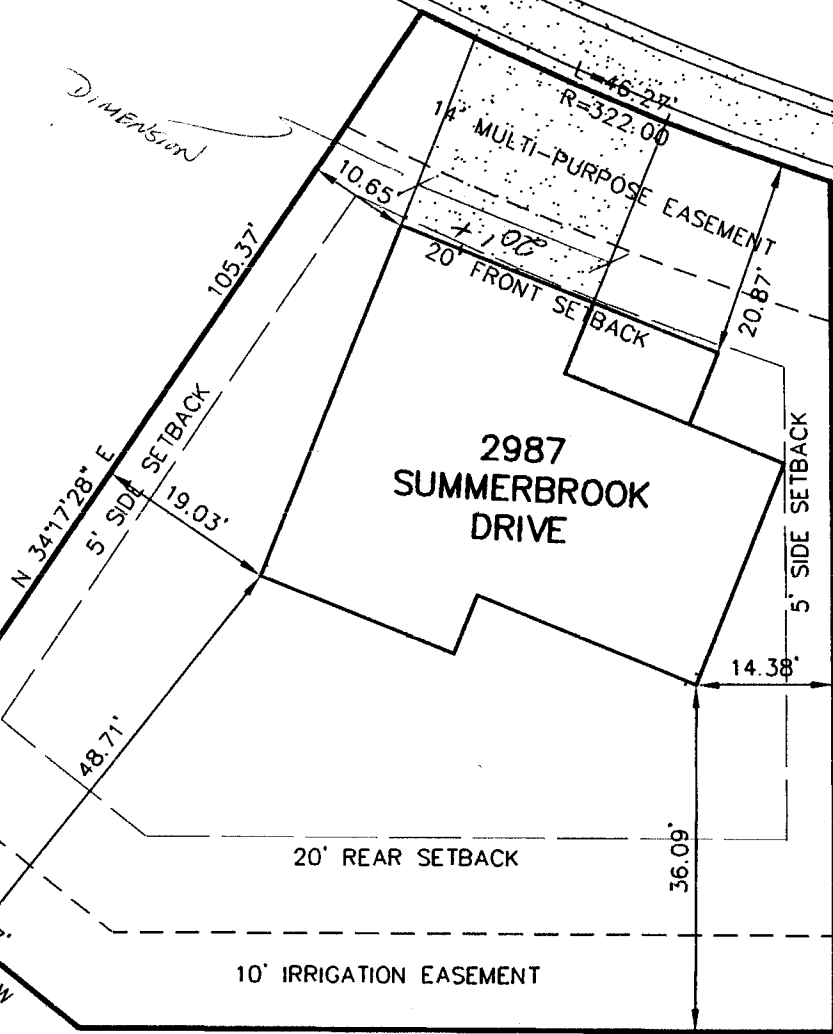
LOT 2

Dimension

2987 SUMMERBROOK DRIVE

N

1" = 20'



10' IRRIGATION EASEMENT

20' REAR SETBACK

20' FRONT SETBACK

5' SIDE SETBACK

5' SIDE SETBACK

N 89°43'55" W

79.11'

N 00°06'14" W

88.58'

David R. Ford
 ENGINEER
 11/20/2000

ACCEPTED *Ronnie 11/22/00*
 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.