

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 78015



Your Bridge to a Better Community

BLDG ADDRESS 2996 1/2 Summerbrook Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1326
TAX SCHEDULE NO. 2943-051-00-069 SQ. FT. OF EXISTING BLDGS -0-
SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1726
FILING 1 BLK 1 LOT 11 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 PR4.5 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 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 Theresa Bushka 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	W/O No. <u>358</u>
Utility Accounting	<u>0</u>	Date	<u>12/4/00</u>

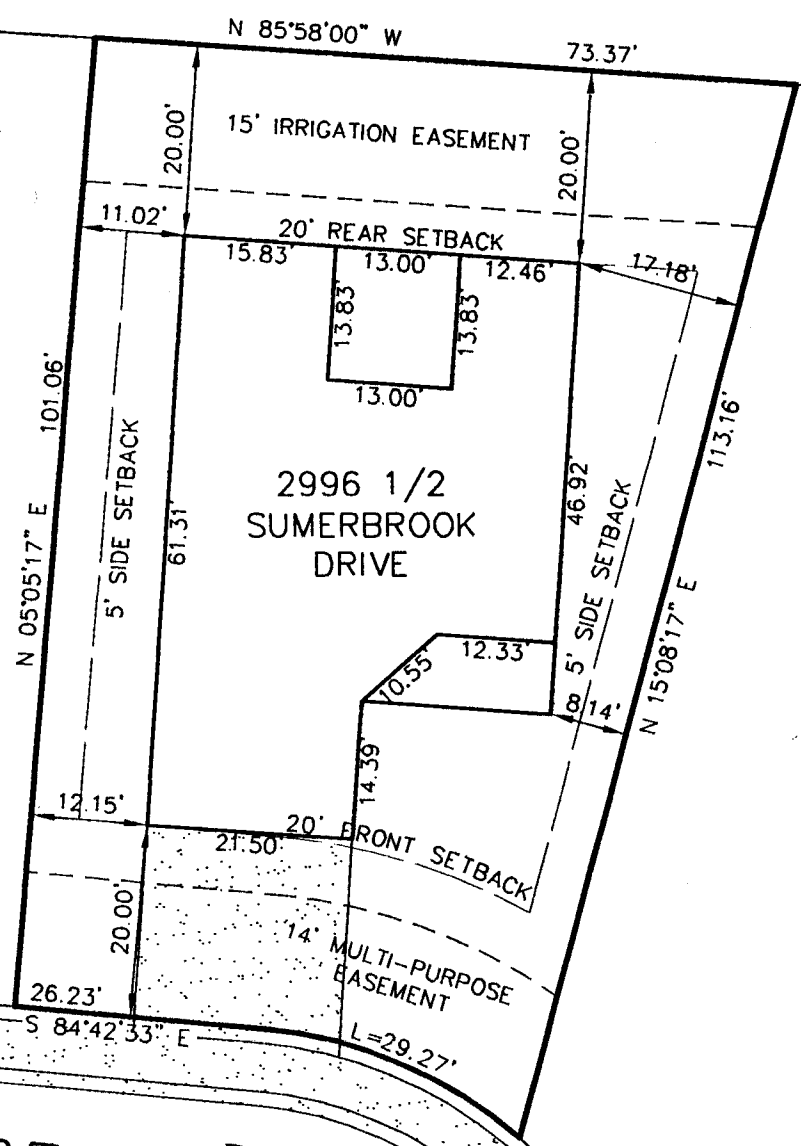
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *Ronnie 12/4/00*
 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.



LOT 12



LOT 10

SUMMERBROOK DRIVE
 DRIVE OK
David R Pond
 11/30/2000

2996 1/2

LOT 9

REVISED 11-20-00
 JOB NO. 40018-11.06