

FEE \$	1000
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 77769



Your Bridge to a Better Community

BLDG ADDRESS 2997 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 7

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 PR4.5

Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

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 Busha Date 11-6-00

Department Approval Ashli Aragon Date 11-9-00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>13549</u>
Utility Accounting	Date <u>11-9-00</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)

SUMMERBROOK
DRIVE

LOT 9

5' MIN.

DRIVE OK

AS DIMENSIONED

EH

11/8/00

LOT 8

N



1" = 20'

30.49
20.57
20' FRONT SETBACK
6.85

106.75'

5.45'

5' SIDE SETBACK

2997 1/2
SUMMERBROOK
DRIVE

N 34°29'40" W
5' SIDE SETBACK

21.78'

147.07'

LOT 6

N 05°45'57" E

ACCEPTED

Mishu Chagon #19

20' REAR SETBACK

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.

10' IRRIGATION EASEMENT

26.30'

11.97'

S 69°35'39" E

S 89°43'55" E

110.92'