

FEE \$	10 -
TCP \$	0
SIF \$	292 -

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

BLDG PERMIT NO. 79246



Your Bridge to a Better Community

BLDG ADDRESS 2983 Summerbrook SQ. FT. OF PROPOSED BLDGS/ADDITION 1275
TAX SCHEDULE NO. 2943-051-00269 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Brook Side TOTAL SQ. FT. OF EXISTING & PROPOSED 11675 w/ garage
FILING 1 BLK 4 LOT 5 NO. OF DWELLING UNITS: 1
Before: 0 After: 1 this Construction
(1) OWNER DARTER LLC NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 786 Valley Ct USE OF EXISTING BUILDINGS NA
(1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE New Res.
(2) APPLICANT Grace Homes Const TYPE OF HOME PROPOSED:
(2) ADDRESS 786 Valley Ct 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 45%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 51' 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).

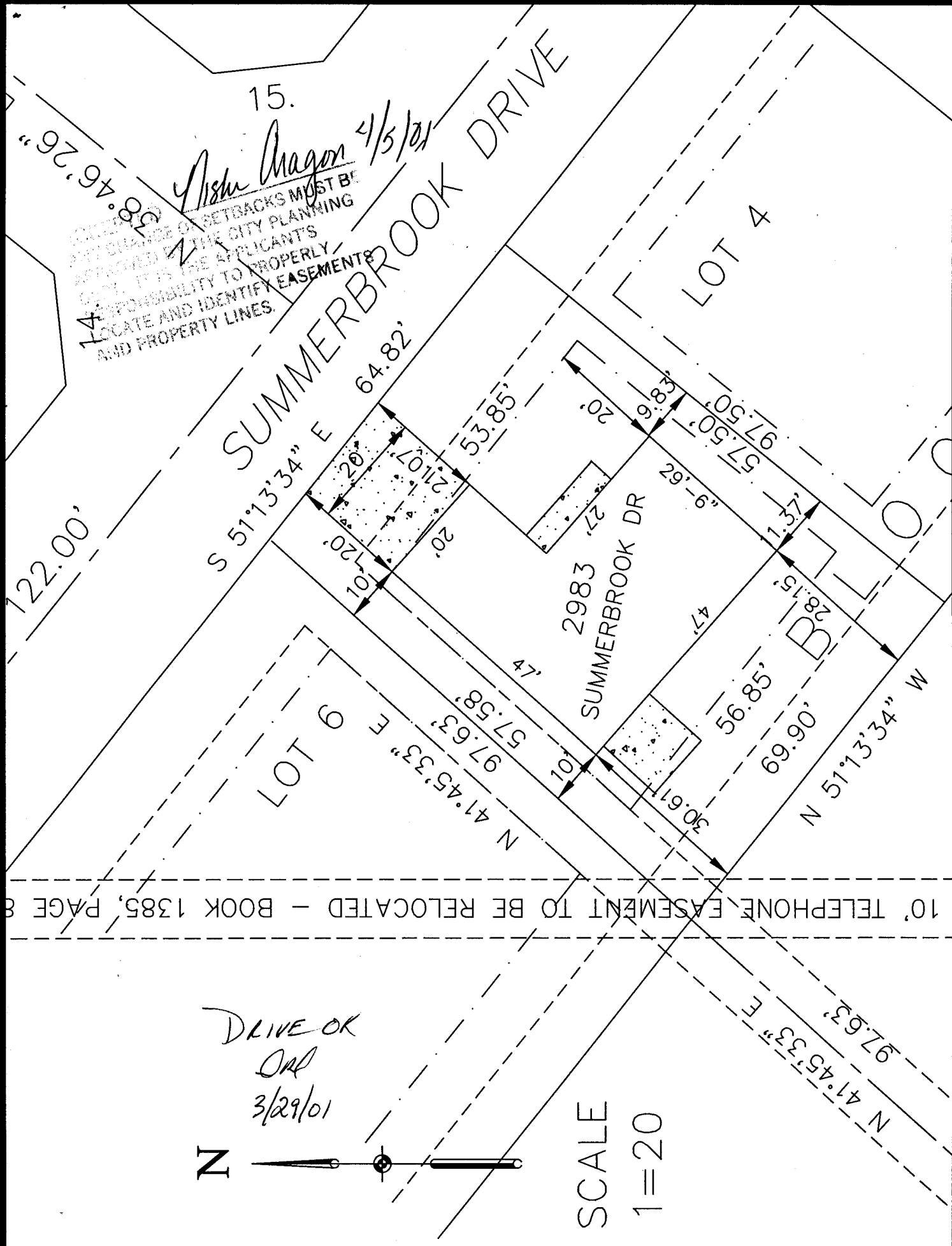
Applicant Signature [Signature] Date 3-24-2001
Department Approval [Signature] Date 4/5/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No/ Paid @ <u>CGW</u>
Utility Accounting	<u>[Signature]</u>	Date <u>4/5/01</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)

15.
Nishu Aragon 4/5/01
 ANY CHANGE OR SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



DRIVE OK
OK
3/29/01

N

SCALE
 1=20

10' TELEPHONE EASEMENT TO BE RELOCATED - BOOK 1385, PAGE 8