

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

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

BLDG PERMIT NO. 79244



Your Bridge to a Better Community

BLDG ADDRESS 2985 Summerbrook SQ. FT. OF PROPOSED BLDGS/ADDITION 1275  
 TAX SCHEDULE NO 2943-051-00-069 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Brook Side TOTAL SQ. FT. OF EXISTING & PROPOSED 1675 w/garage  
 FILING 1 BLK 4 LOT 3 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 786 Valley Ct USE OF EXISTING BUILDINGS NA  
 (1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE New P+S  
 (2) APPLICANT Grace Homes TYPE OF HOME PROPOSED:  
 (2) ADDRESS 786 Valley Ct  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 523-5555  Manufactured Home (HUD)  
 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 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 [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 <input type="checkbox"/>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/5/01</u>

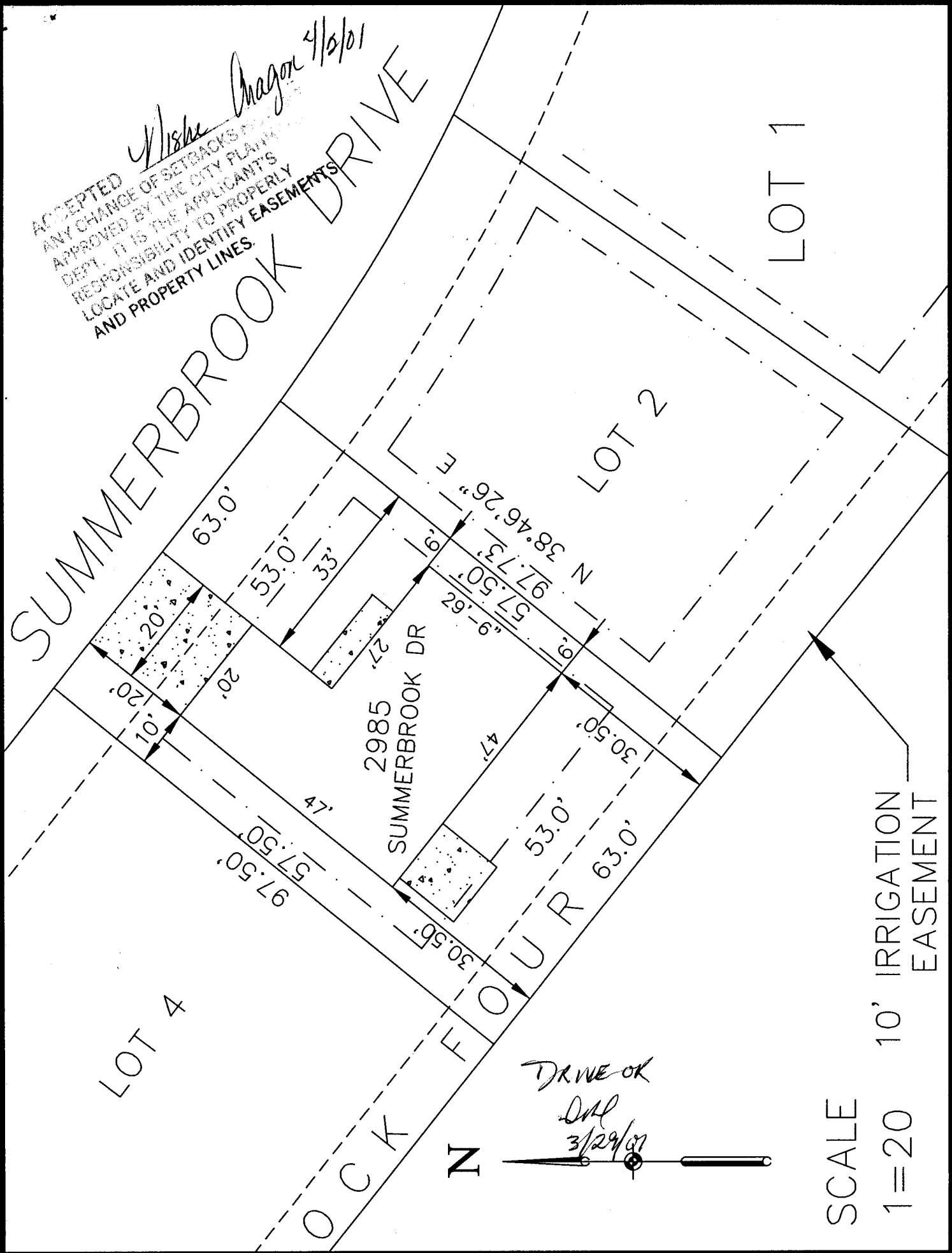
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

*Wishu Dragon 4/15/01*

ACCEPTED  
 ANY CHANGE OF SETBACKS FROM THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES

SUMMERBROOK DRIVE



*DRIVE OK*

*DAL*

*3/29/01*

N

SCALE 1"=20'

10' IRRIGATION EASEMENT