

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

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

BLDG PERMIT NO. 79273



Your Bridge to a Better Community

BLDG ADDRESS 2988 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 16756/garage

FILING 1 BLK 1 LOT 20

(1) OWNER Darter LLC

(1) ADDRESS 786 Valley Ct

(1) TELEPHONE 523-5555

(2) APPLICANT Grace Homes Const.

(2) ADDRESS 786 Valley Ct

(2) TELEPHONE 523-5555

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS NA

DESCRIPTION OF WORK & INTENDED USE New Res.

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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)
 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 ANNEX# _____

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 3/22/2001

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 <u>paid @ [Signature]</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' IRRIGATION EASEMENT

LOT 21

DRIVE BRK
AKC
5/3/01

2988
SUMMERBROOK DR

LOT

NOTED
RANGE OF SETBACKS MUST BE
APPROVED BY THE APPLICANT
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

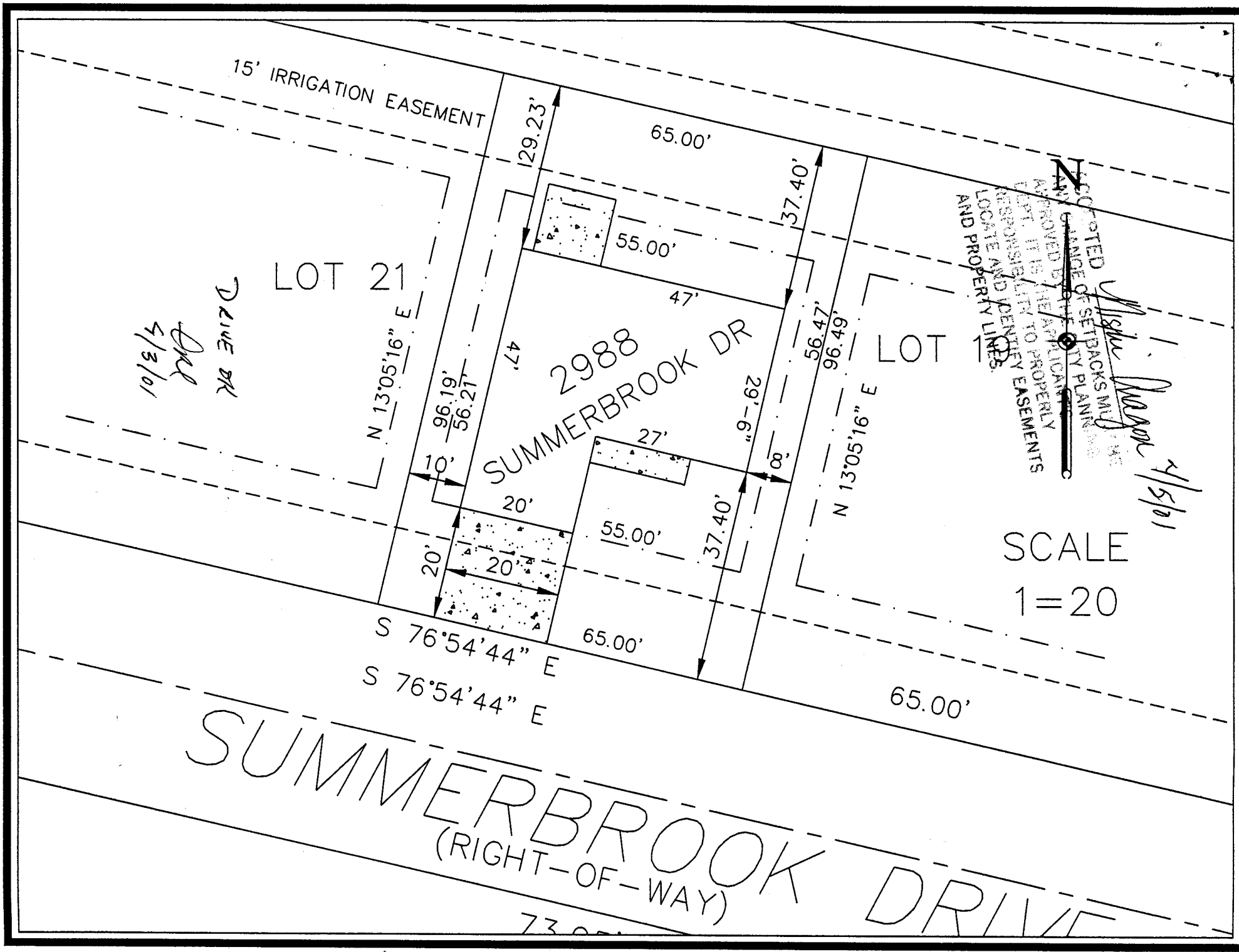
SCALE
1=20

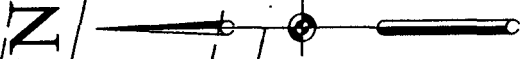
W. S. ...
4/5/01

S 76°54'44" E
S 76°54'44" E

SUMMERBROOK DRIVE
(RIGHT-OF-WAY)

73.00'





SCALE
1=20

LOT 19

N 13.05'16" E
96.49'

56.47'

137.40'

65.00'

55.00'

2988
SUMMERBROOK DR

47'

20'

20'

65.00'

S 76°54'44" E

DRIVE OR

AR
4/16/07

SUMMERBROOK DRIVE
(RIGHT-OF-WAY)

73.00'

29.23'

29'-6"

27'

55.00'

37.40'

S 76°54'44" E

15' IRRIGATION EASEMENT

LOT 21

N 13.05'16" E
96.19'

96.21'

ACCEPTED *Haye Johnson*
revised 4/16/07
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.

4/16