FEE $ 10.00		PLANNING CLEARANCE	BLDG PERMIT NO. 78887

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

Your Bridge to a Better Community

BLDG ADDRESS 2989 h Summer Brook   SQ. FT. OF PROPOSED BLDGS/ADDITION 1275

TAX SCHEDULE NO. 2943-051-00-069   SQ. FT. OF EXISTING BLDGS ——

SUBDIVISION Brook Side   TOTAL SQ. FT. OF EXISTING & PROPOSED 1675

FILING 1 BLK 3 LOT 5

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

(1) TELEPHONE 523-5555   USE OF EXISTING BUILDINGS NA

(2) APPLICANT Grace Homes Const   DESCRIPTION OF WORK & INTENDED USE New Residency

(2) ADDRESS 786 Valley Ct GJ
TYPE OF HOME PROPOSED:
X Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)

(2) TELEPHONE 523-5555
_____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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 X NO _____

Side 5' from PL, Rear 20' from PL

Parking Req'mt 2

Special Conditions _____

Maximum Height 32'

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 _____ Date 3/1/2001

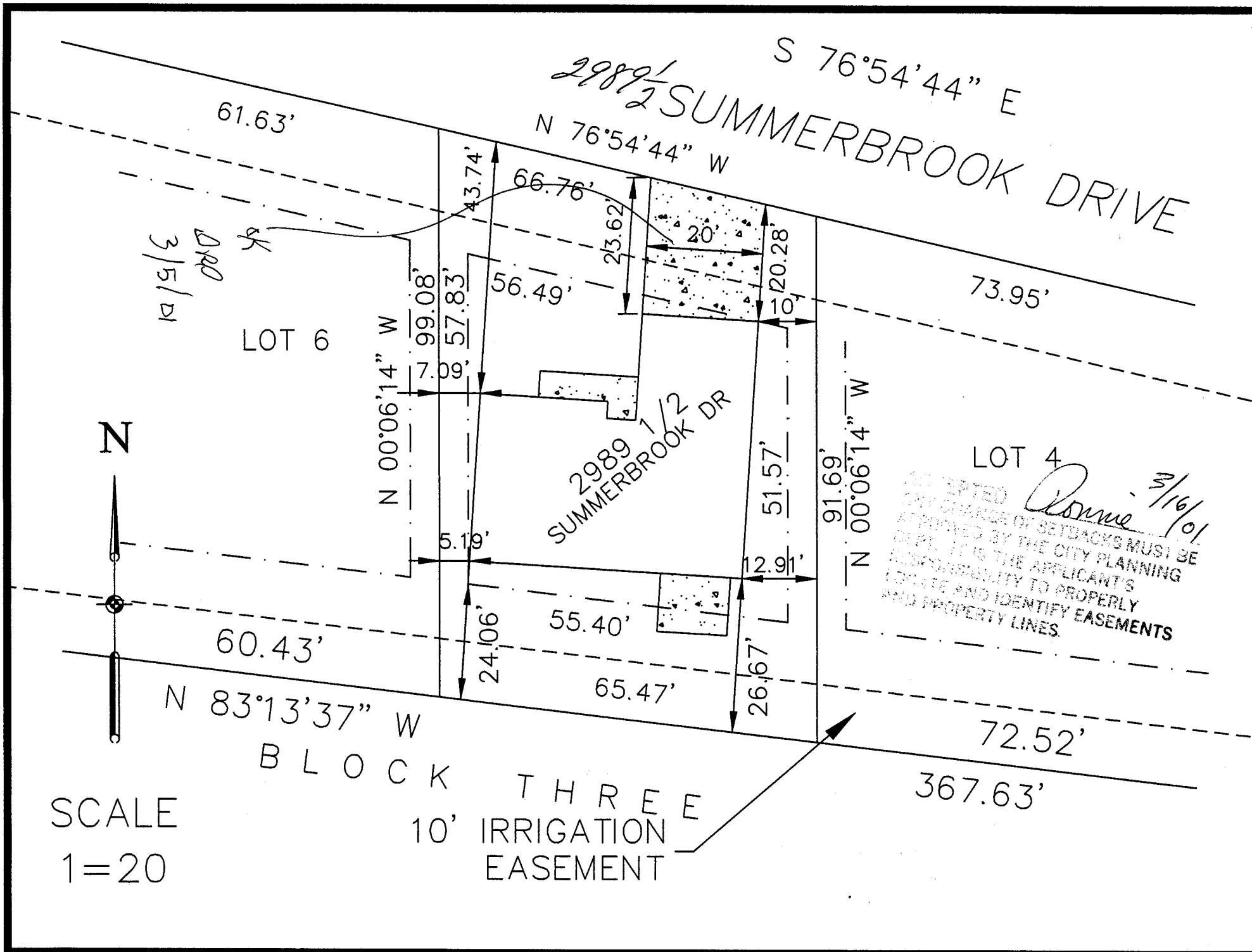Department Approval Bonnie Edwards Date 3-16-01

Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	W/O No. See attached
Utility Accounting		Date	3/16/01

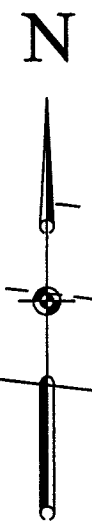VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

S 76°54'44" E

2989½ SUMMERBROOK DRIVE

N 76°54'44" W

61.63'

43.74'

66.76'

23.62'

20'

120.28'

99.08'

57.83'

56.49'

73.95'

10'

7.09'

N 00°06'14" W

LOT 6

DRO 3/5/01

N

2989 1/2 SUMMERBROOK DR

5.19'

51.57'

91.69'

N 00°06'14" W

12.91'

LOT 4

3/16/01

ACCEPTED
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.

24.06'

55.40'

65.47'

26.67'

60.43'

72.52'

N 83°13'37" W

BLOCK   THREE

367.63'

SCALE
1=20

10' IRRIGATION
EASEMENT