

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

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

BLDG PERMIT NO. 79125



Your Bridge to a Better Community

BLDG ADDRESS 2990 Summer Brook Dr 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

FILING 1 BLK 1 LOT 18 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 New Res.

(1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT Grace Homes TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 786 Valley Ct

(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 PD Maximum coverage of lot by structures 35%

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 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 Jan K. Zw... Date 3/20/2001

Department Approval C. Jay Wilson Date 3/28/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No.
Utility Accounting	<u>CM Cole</u>	Date	<u>3/28/01</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)

TRACT B

420.69'

65.00'

B L O C K O N E

LOT 17

MULTI-PURPOSE EASEMENT

602.67'

2990 SUMMERBROOK DR

N 13°05'16" E

N 13°05'16" E

29.89'

65.00'

55.0'

47'

47'

57.09'

97.11'

N 13°05'16" E

20'

14'

20'

65.00'

27'

35.04'

55.0'

37.60'

56.83'

96.80'

LOT 19

DRIVE OK
DRD
3/26/01

Blair
Jay Wilson

ACCEPTED
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.

SUMMERBROOK DRIVE