

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

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

BLDG PERMIT NO. 79245



Your Bridge to a Better Community

BLDG ADDRESS 2992 Summerbrook Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1275  
TAX SCHEDULE NO. 2943-051-00-069 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1675 w/garage  
FILING 1 BLK 1 LOT 8 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 Residence  
(2) APPLICANT Gravatt Home Const TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  Other (please specify) \_\_\_\_\_  
(2) ADDRESS 786 Valley Ct  
(2) TELEPHONE 523-5555

**PAID**  
**APR 02 2007**

**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 4500  
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 [Signature] Date 3/22/2007  
Department Approval [Signature] Date 4/2/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PAID AT CGUSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/2/07</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)

O C K

S 76°00'00" E  
N 76°00'00" W  
199.00'

11.40'  
53.61'

200.54'



LOT 17  
(SF)

N 13°05'16" E  
96.31'  
56.23'

2992  
SUMMERBROOK DR

N 13°05'16" E

LOT 15

DRIVE &  
DRIVE  
3/28/01

SCALE

1 = 20

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.

65.00'  
4/2/01

*C. Jay Wilson*

66.50'

73.91'

