

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

PLANNING CLEARANCE

BLDG PERMIT NO. 80073

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 2994 Summerbrook SQ. FT. OF PROPOSED BLDGS/ADDITION 1376
TAX SCHEDULE NO. 2943-051-00-069 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1776 w/garage
FILING 1 BLK 1 LOT 14 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 _____
(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 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# _____

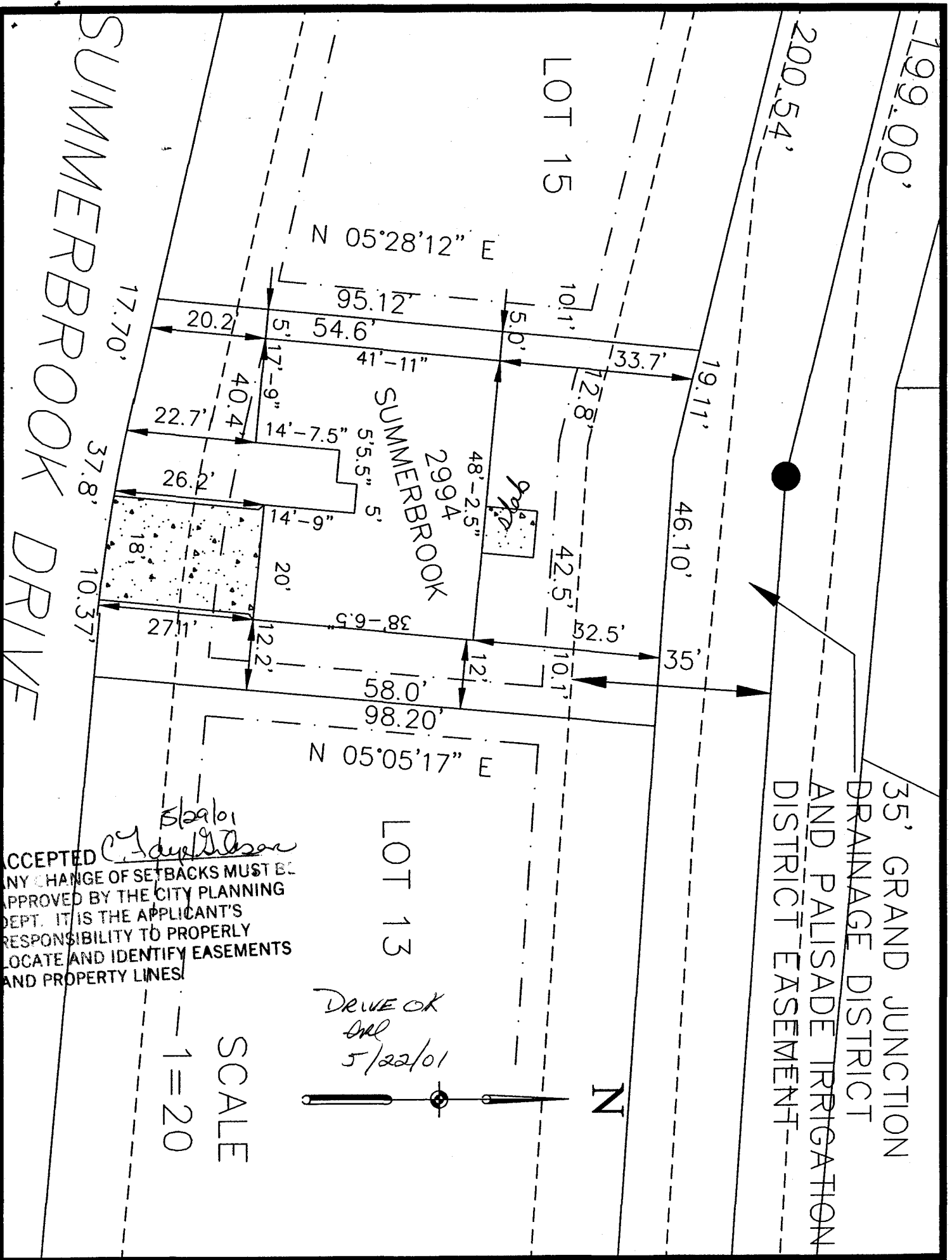
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 5/17/2001
Department Approval [Signature] Date 5/25/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O. No. <u>Paid @ Gov</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/29/01</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)



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.

5/22/01
C. J. [Signature]

DRIVE OK
DRL
5/22/01



SCALE
 1" = 20'

35' GRAND JUNCTION
 DRAINAGE DISTRICT
 AND PALISADE IRRIGATION
 DISTRICT EASEMENT