

FEE \$	10.00
TCP \$	
SIF \$	292.00

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

BLDG PERMIT NO. 78298



Your Bridge to a Better Community

BLDG ADDRESS 2995 Summerbrook Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1116

TAX SCHEDULE NO. 2943-051-00-069 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1516 w/garage

FILING 1 BLK 1 LOT 4 NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) OWNER Darter LLC

USE OF EXISTING BUILDINGS NA

(1) ADDRESS 524 #4 30rd G.J.CO 81504

DESCRIPTION OF WORK & INTENDED USE New Residence

(1) TELEPHONE 523-5555

TYPE OF HOME PROPOSED:

(2) APPLICANT Grace Homes Construction

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) _____

(2) ADDRESS 524 30rd #4 G.J.CO 81504

(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 PR 4.5

Maximum coverage of lot by structures _____

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 _____

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 Theresa Darter Date 1-5-01

Department Approval Alisha Wagon Date 1/10/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O NO. <u>See attached</u>
Utility Accounting	<u>CW</u>	Date	

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)

LOT 14

LOT 13

SUMMERBROOK DRIVE

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.

Mike Magon 1/10/01

L=27.43'
 R=322.00'
 S 84°42'33" E 37.60'

14' MULTI-PURPOSE

DIMENSION
WIDTH
EASEMENT

20' FRONT SETBACK

20'± 9.57'

103.68'

LOT 3

8.92'
 4.5' SIDE SETBACK
 N 05°45'57" E

2995
 SUMMERBROOK
 DRIVE



1" = 20'

120.03'
 5' SIDE SETBACK
 N 05°45'57" E

LOT 5

20' REAR SETBACK

50.04'

LOT 2

10' IRRIGATION EASEMENT
 N 69°35'39" W

67.18'

WIDTH MUST BE
 BETWEEN 12 & 25 FT.

TRACT A

DRIVE OK
David R. Dorn
 1/5/2001
 DEPT ENGR

LOT 1

12-29-00
 JOB NO. 40018.11-12