

FEE \$ = <u>10.00</u>
TCP \$
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 78952



Your Bridge to a Better Community

BLDG ADDRESS 2996 Summerbrook Dr SQ. FT. OF PROPOSED BLDGS/ADDITION ~~1247~~ 1116

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

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

FILING 1 BLK 1 LOT 8 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 GJ 81505 USE OF EXISTING BUILDINGS NA

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

(2) APPLICANT Grace Homes Const TYPE OF HOME PROPOSED:
 (2) ADDRESS 786 Valley Ct Grand Junction 81505 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(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 _____

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 ANNEX# _____

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 2/08/2001

Department Approval [Signature] Date 3/14/01

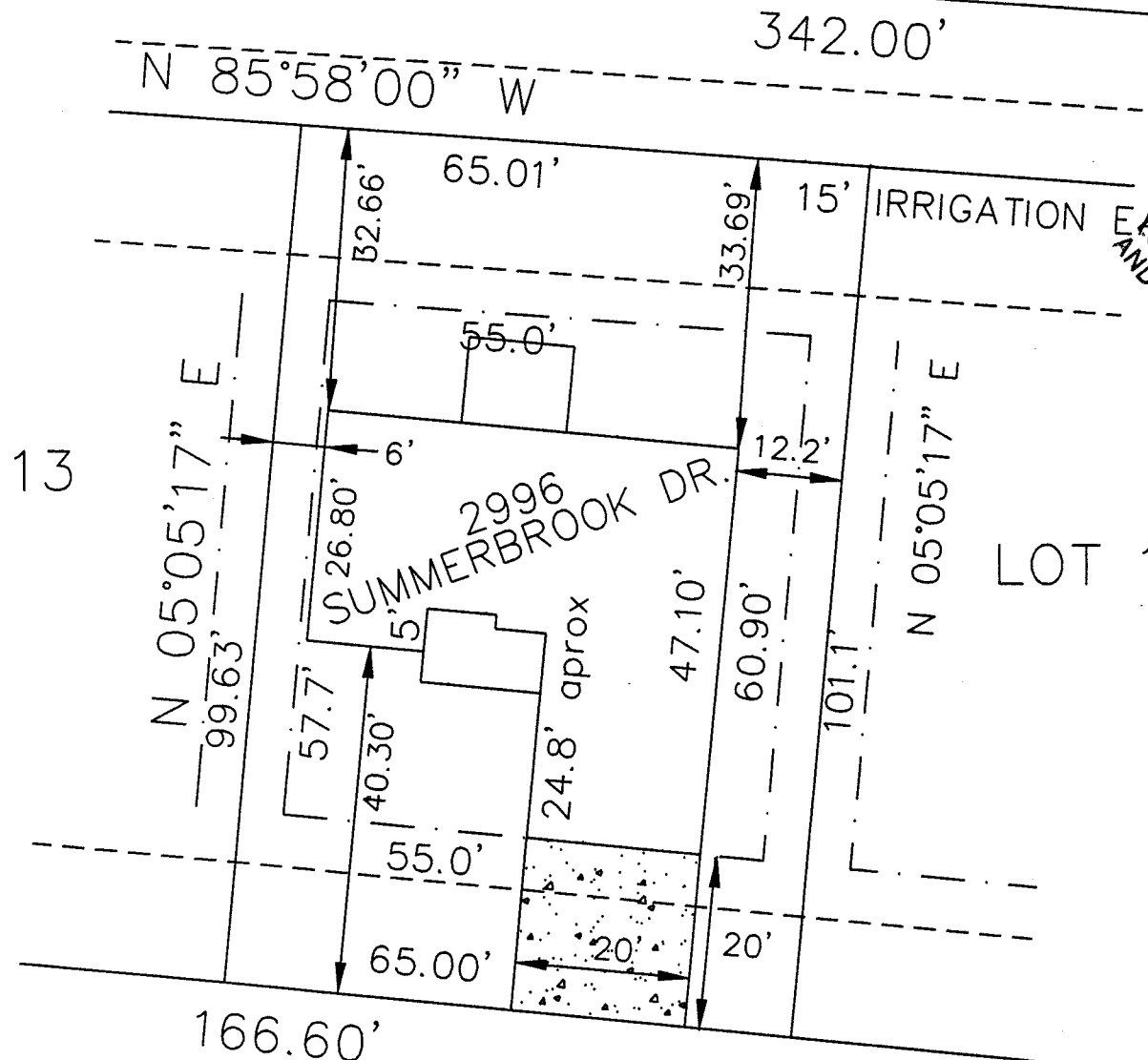
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>3/14/01</u>

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)

LOT 13

LOT 11



ACCEPTED
 ANY CHANGE OF SURVEY BACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Misha
Michael

3/19/15



SCALE
 1=20

S 84°42'33" E

SUMMERBROOK

342.00'

N 85°58'00" W

N 05°05'17" E

IRRIGATION EASEMENT

N 05°05'17" E

166.60'

166.60'

65.01'

55.0'

26.80'

2996 SUMMERBROOK DR.

24.8' aprox

47.10'

60.90'

101.1'

12.2'

33.69'

15'

52.66'

40.30'

55.0'

65.00'

20'

20'

6'

57.7'

99.63'