

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

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

BLDG PERMIT NO. 80051



Your Bridge to a Better Community

BLDG ADDRESS 2997 Summerbrak Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1526  
 TAX SCHEDULE NO. 2943-051-00-069 SQ. FT. OF EXISTING BLDGS NA  
 SUBDIVISION Brook Side TOTAL SQ. FT. OF EXISTING & PROPOSED 1926 w/ garage  
 FILING 1 BLK 1 LOT 6 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 Const NA  
 (1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE New Const  
 (2) APPLICANT Grace Homes Const. 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 RD Maximum coverage of lot by structures 45%  
 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 ANNX# \_\_\_\_\_

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).

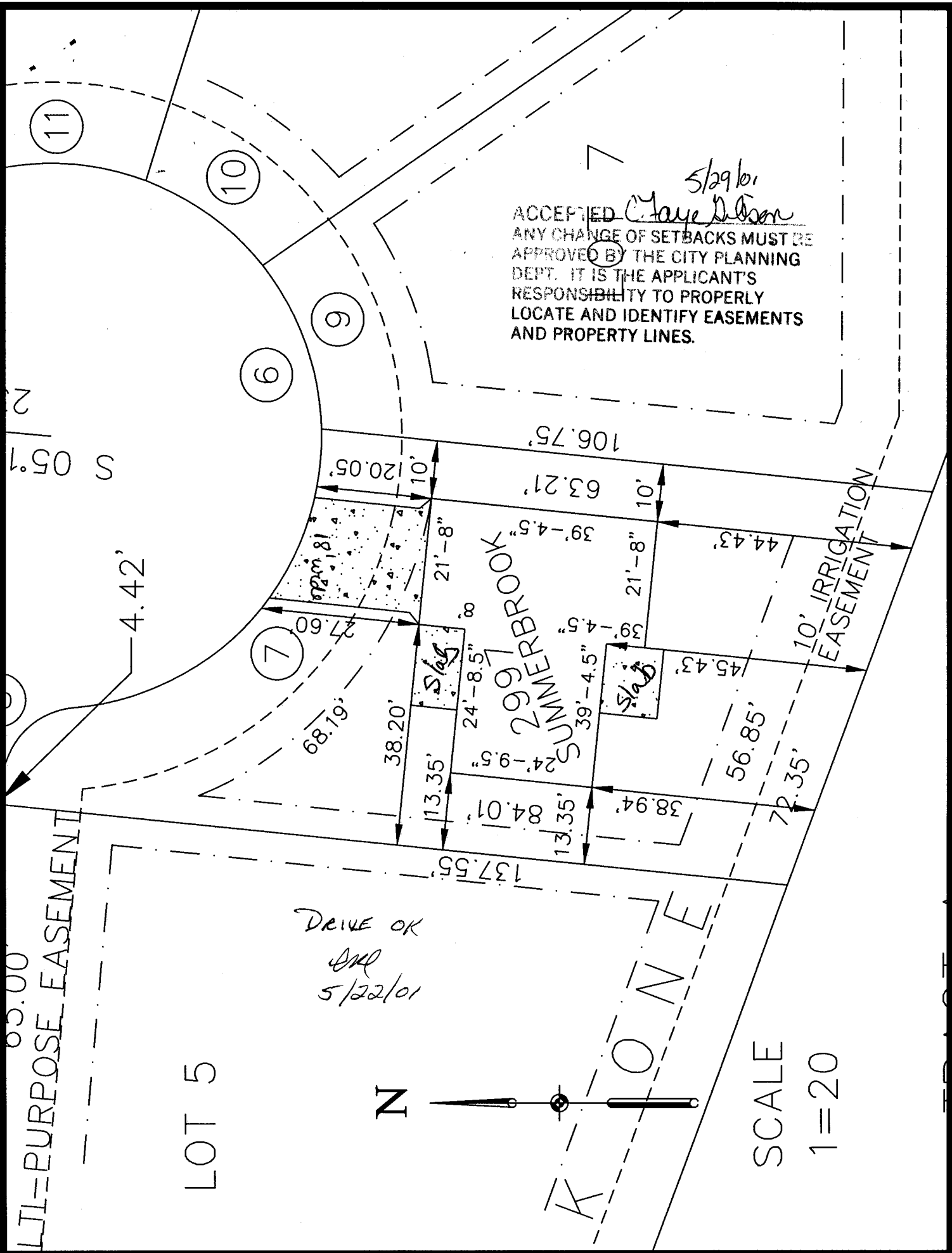
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5/21/2001  
 Department Approval [Signature] Date 5/25/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>Paid @ CGV</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)

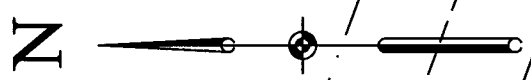


5/29/01  
 ACCEPTED *Clare Wilson*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

03.00  
 LJI-PURPOSE EASEMENT

LOT 5

DRIVE OK  
*OK*  
 5/22/01



K I O N E

SCALE  
 1=20

2  
 S 05.1

11

10

6

9

7

299 SUMMERBROOK

10' IRRIGATION EASEMENT

4.42'

106.75'

120.05'

63.21'

44.43'

27.60'

38.20'

21'-8"

39'-4.5"

21'-8"

72.35'

68.79'

13.35'

24'-8.5"

24'-9.5"

84.01'

13.35'

38.94'

137.55'

56.85'

45.43'

10' IRRIGATION EASEMENT

Slab

Slab