

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 78789



Your Bridge to a Better Community

BLDG ADDRESS 2999 Summerbrook Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1247

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

SUBDIVISION Brook Side TOTAL SQ. FT. OF EXISTING & PROPOSED 1647 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 G.J 81505 USE OF EXISTING BUILDINGS NA

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

(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 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 Sam Cassio Date 2/21/2001

Department Approval Misha Anzon Date 3/7/01

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <input type="checkbox"/>
Utility Accounting	<u>Chad</u>		Date <u>3/1/01</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)

S 00°09'34" E

20' MULTI-PURPOSE AND IRRIGATION EASEMENT

106.15'

87.12'

44.00'

31.64'

154.92'

S 89°43'55" E

110.92'

N 72°30'42" W  
117.83'

16.89'

78.79'

24.18'

65.33'

2999  
SUMMERBROOK DR

96.33'

106.60'

14.18'

147.07'

N 34°29'40" W

40.51'

20'

36.74'

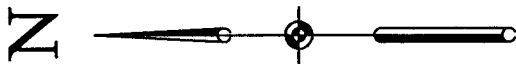
8.34'

SUMMERBROOK DRIVE

ACCEPTED  
NO CHANGE IN SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*Nedie Magon* 3/7/01

DRIVE OR  
ARC  
2/22/01



SCALE  
1=20

0/1/17