

FEE \$	10 <sup>-</sup>
TCP \$	0
SIF \$	292 <sup>00</sup>

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

BLDG PERMIT NO. 79093



Your Bridge to a Better Community

BLDG ADDRESS 2981 1/2 Summerbrooke SQ. FT. OF PROPOSED BLDGS/ADDITION 1414

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

SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1814 w/garage

FILING 1 BLK 4 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 None

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

(2) APPLICANT Grace Homes Const TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 786 Valley ct

(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 PR4.5 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 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 3/20/01

Department Approval [Signature] Ronnie Edwards Date 3/20/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/C Paid @ CGV.
Utility Accounting	<u>[Signature]</u>	Date	<u>3/20/01</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 *Ronnie 3/20/01*  
 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.

N



SCALE  
 1=20

