

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

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

BLDG PERMIT NO. 79410



2

Your Bridge to a Better Community

BLDG ADDRESS 2983 1/2 Summerbrook

SQ. FT. OF PROPOSED BLDGS/ADDITION 1275

TAX SCHEDULE NO. 2943-051-00-069

SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION BrookSide

TOTAL SQ. FT. OF EXISTING & PROPOSED 1675 w/garage

FILING 1 BLK 4 LOT 4

NO. OF DWELLING UNITS:

(1) OWNER Darter LLC

Before: 0 After: 1 this Construction

(1) ADDRESS 786 Valley CT

NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 523-5555

Before: 0 After: 1 this Construction

(2) APPLICANT Grace Homes Const.

USE OF EXISTING BUILDINGS N/A

(2) ADDRESS 786 Valley CT

DESCRIPTION OF WORK & INTENDED USE New Residence

(2) TELEPHONE 523-5555

TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- 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 PD

Maximum coverage of lot by structures 35%

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 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 [Signature]

Date 5/9/2001

Department Approval NAC Taryn Nelson

Date 4/16/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13906</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/16/01</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 *File 101*
BY THE CITY ENGINEER
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

SUMMERBROOK DRIVE

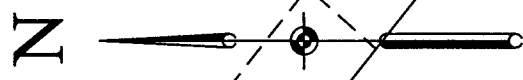
LOT 3

LOT 5

2983 1/2
SUMMERBROOK DR

F O U R

10' IRRIGATION
EASEMENT



SCALE
1=20

*DRIVE OR
SAP
4/14/01*

NOTE:
PATIO MESERMENT
CHANGE DUE TO
ROOF ADITION CHECK SIZE

