

FEE \$	10 -
TCP \$	0
SIF \$	292 -

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

BLDG PERMIT NO. 79274



Your Bridge to a Better Community

BLDG ADDRESS 2986 1/2 Summer brook SQ. FT. OF PROPOSED BLDGS/ADDITION 1414

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

SUBDIVISION BrookSide TOTAL SQ. FT. OF EXISTING & PROPOSED 1814 garage

FILING 1 BLK 1 LOT 21 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 NA

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

(2) APPLICANT Grave Homes Cons 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 PD 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 3/30/2001

Department Approval [Signature] Date 4/13/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>paid @ CGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/13/01</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)

IRRIGATION EASEMENT

N 77°11'00" W

65.00'

65.00'

15' IRRIGATION EASEMENT

65.00'

EASEMENT

55.00'

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE DISTRICT ENGINEER DEPT. OF PUBLIC WORKS. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Alisa Aragon 4/13/01

LOT 22

N 13°05'16" E

N



N 13°05'16" E

95.88'

55.90'

53.47'

20.26'

18'

49'

8'-8"

22'-2"

9'-6"

20'

20.26'

2986 1/2 SUMMERBROOK DR

39'-0"

55.00'

65.00'

41'-4"

43.31'

56.16'

96.19'

5.31'

N 13°05'16" E

LOT 20

DRIVE OK
Ar
4/13/01

SCALE

1" = 20' SUMMERBROOK DRIVE

S 76°54'44" E

S 76°54'44" E

N 76°54'44" E

65.00'