

FEE \$ <u>10.00</u>
TCP \$
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 79688



Your Bridge to a Better Community

BLDG ADDRESS 2987 1/2 Summerbrooke Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1326

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

SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1726 w/garage

FILING 1 BLK 3 LOT 7

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 Construction

(2) APPLICANT Grace Homes Const TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) ADDRESS 786 Valley Ct Manufactured Home (HUD)

(2) TELEPHONE 523-5555 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) 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 [Signature] Date 4/30/2001

Department Approval [Signature] Date 5/8/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>5/8/01</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)

GATION
SEMENT

DRIVE OR
GAP
5/12/01

LOT 1

(23)

TRACT C

5/12/01
See map of

112.74'

6.74"

20.08'

71.38'

62.55'

27.54'

SUMMERBROOK DRIVE

2.89'

61.63'

21.60'

15.8'

51.36'

13.10'

23'

13.10'

12.55'

2987
SUMMERBROOK

10.57'

12.55'

32.15'

21.37'

6.59'

65.79'

105.91'

9.28'

7.40'

30.08'

52.01'

31.97'

50.36'

51.53'

20.10'

20.81'

20.08'

21.60'

20.81'

20.08'

21.60'

20.08'

21.60'

20.08'

21.60'

BL
OCK
T

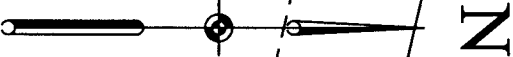
60.43'

65.00'

ACCEPTED
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.

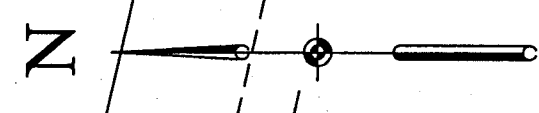
LOT 6
5/8/01

Missie Wagner



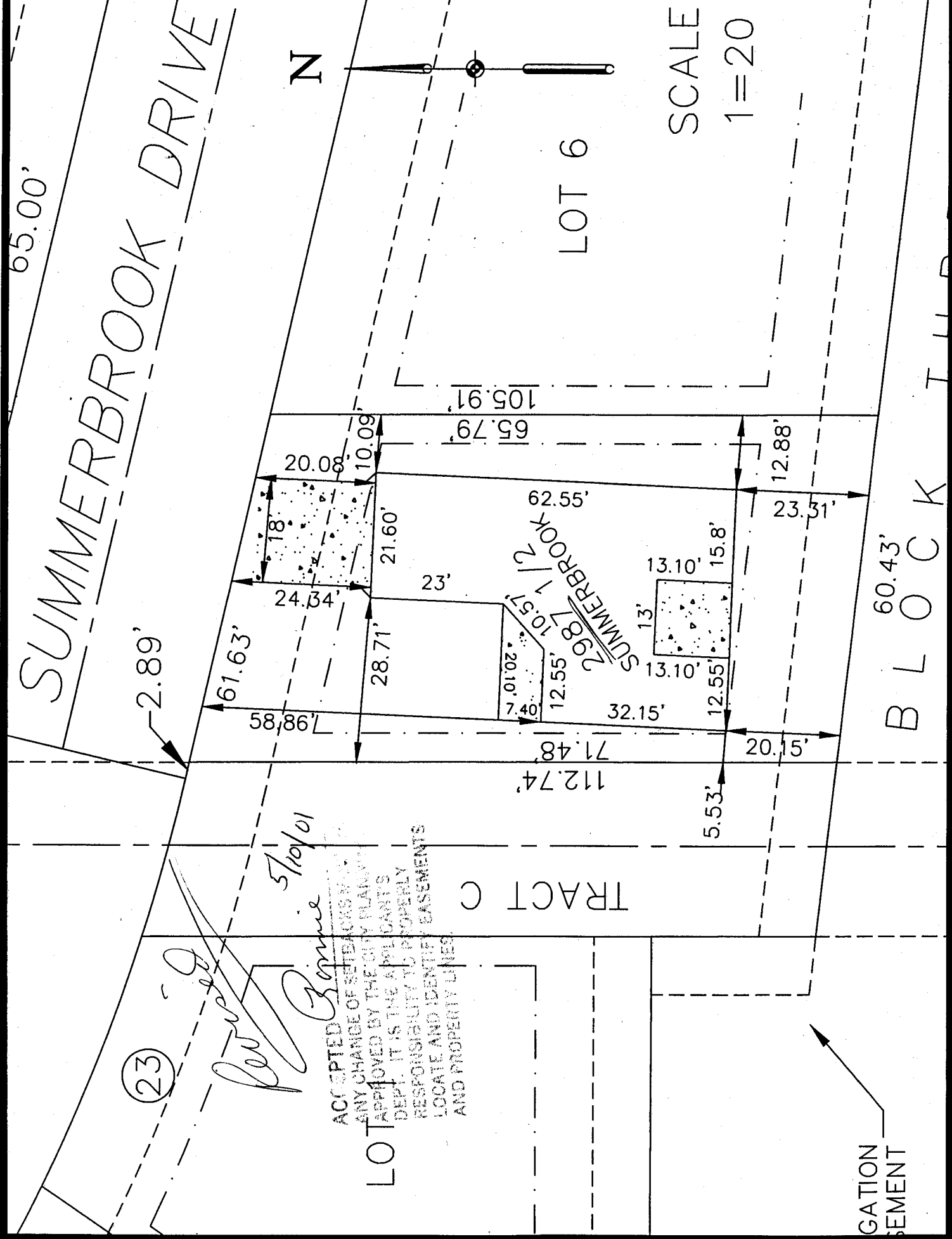
SCALE
1"=20'

65.00'
SUMMERBROOK DRIVE



SCALE
1"=20'

LOT 6



(23)

Reviewed
Bernie
5/10/01

ACCEPTED
ANY CHANGE OF SETBACKS OR
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

TRACT C

EASEMENT

BLOCK T

TRACT

2.89'
61.63'
58.86'
798.85'

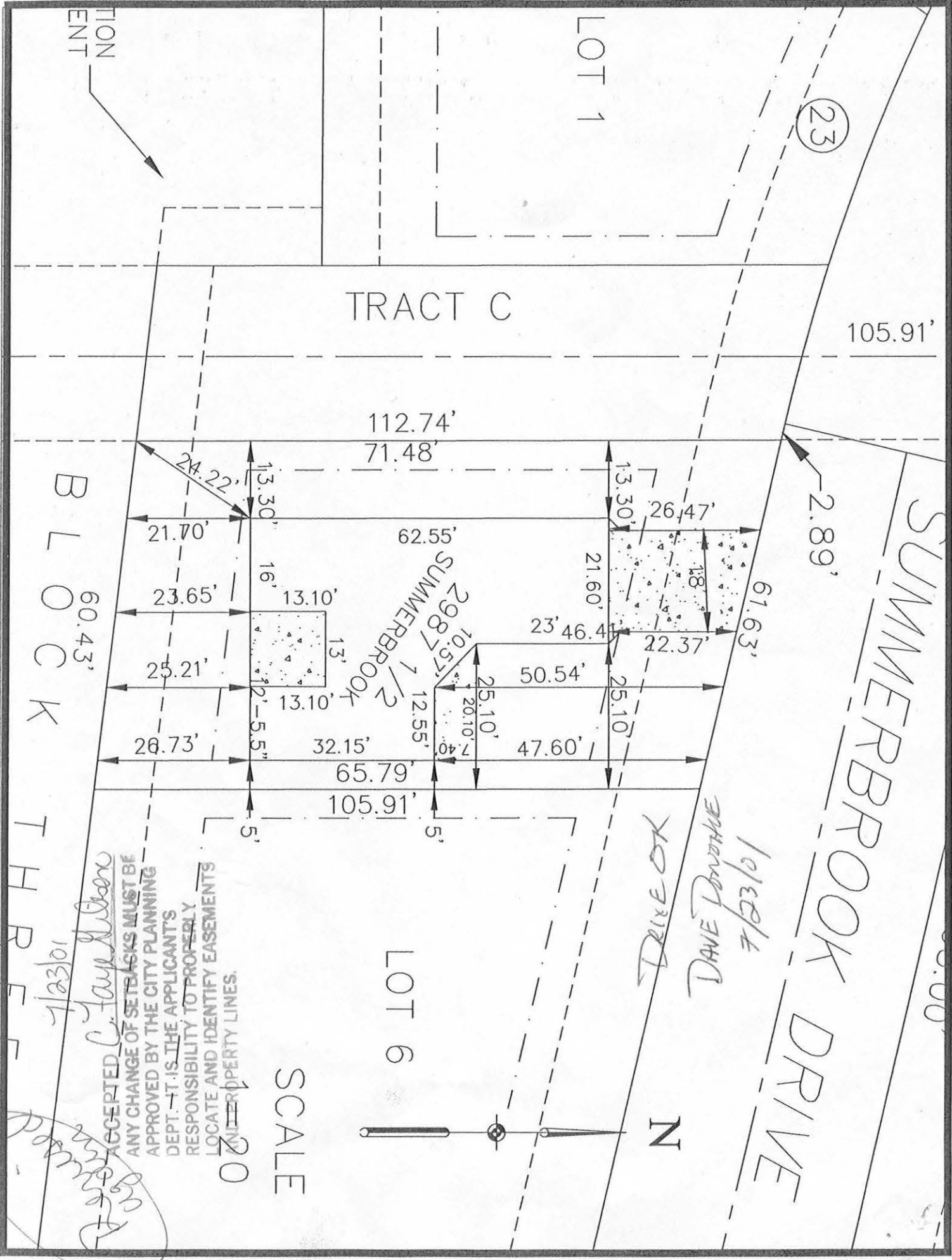
24.34'
28.71'
21.60'
10.09'
20.08'

7.40'
20.10'
12.55'
10.57'
2987 1/2'
62.55'

71.48'
32.15'
12.55'
13.10'
13.10'
15.8'

112.74'
5.53'
51.02'
23.31'
12.88'
60.43'

105.91'
65.79'



ENTION

LOT 1

(23)

TRACT C

105.91'

112.74'
71.48'

B L O C K
60.43'

24.22', 13.30', 21.70', 23.65', 25.21', 26.73', 13.10', 16', 13', 13.10', 2', 5.5", 5', 62.55', 29.87', 10.57', 12.55', 20.10', 7.40', 25.10', 50.54', 47.60', 21.60', 23' 46.4", 22.37', 25.10', 61.63', 2.89', 1.8', 26.47', 13.30'

SUMMERBROOK
7/2

DRIVE
DAVE DONOHUE
7/23/01

SUMMERBROOK DRIVE

LOT 6



SCALE

1" = 20'

ACCEPTED C. J. ...
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS UNDER PROPERTY LINES.

10/30/01
C. J. ...