

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

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

BLDG PERMIT NO. 78888



Your Bridge to a Better Community

BLDG ADDRESS 2990. 1/2 Summerbrook SQ. FT. OF PROPOSED BLDGS/ADDITION 1116

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

SUBDIVISION Brook Side TOTAL SQ. FT. OF EXISTING & PROPOSED 1516 w/garage

FILING 1 BLK 1 LOT 17 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 6J USE OF EXISTING BUILDINGS NA

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

(2) APPLICANT Grady Homes TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 786 Valley Ct 6J

(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 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).

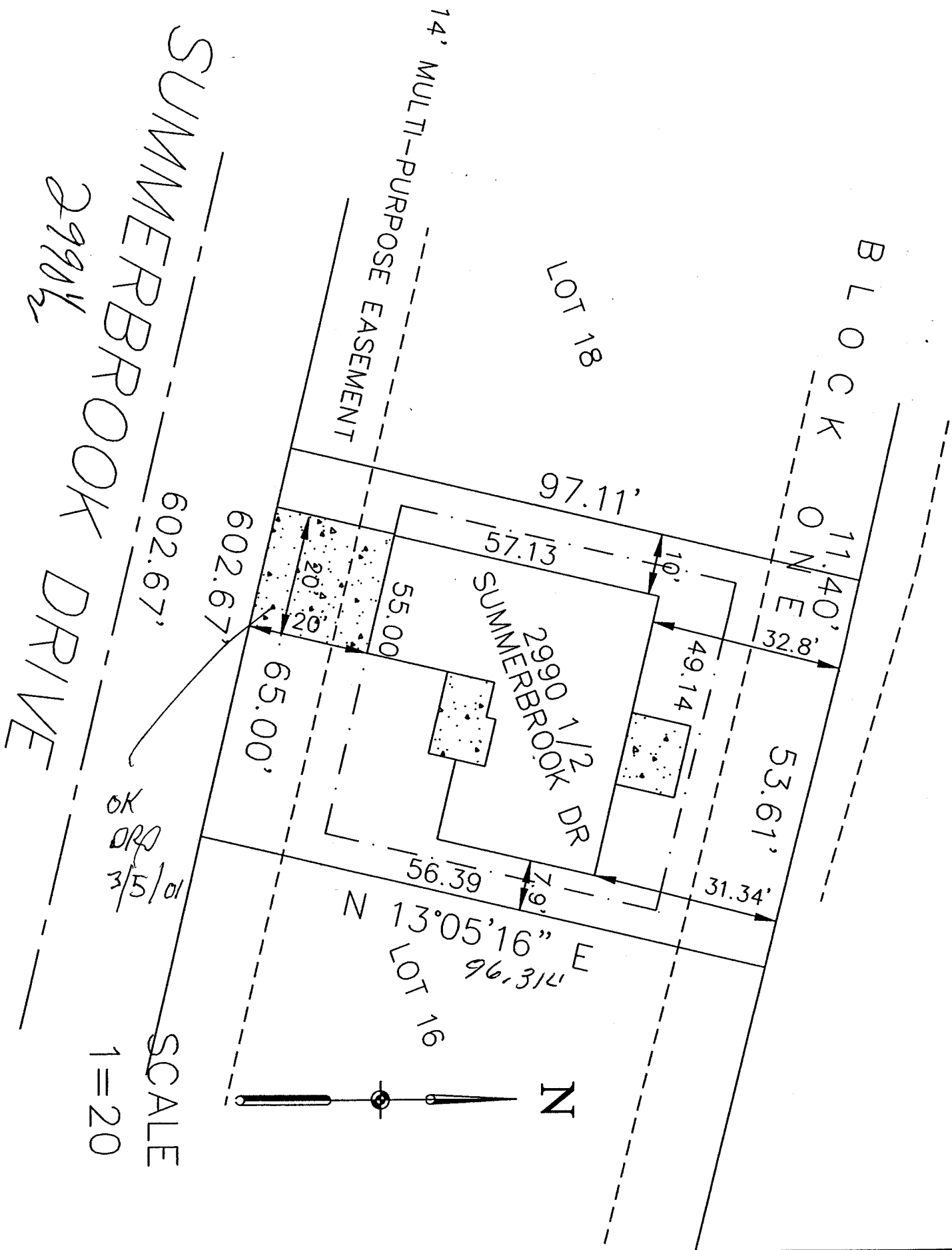
Applicant Signature [Signature] Date 3-1-2001

Department Approval [Signature] Date 3-16-01

Additional water and/or sewer tap fee(s) are required:	YES	NO -	W/O No <u>see attached</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/16/01</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)



SUMMERBROOK DRIVE
 2991 1/2
 602.67'

OK
 DRD
 3/5/01

SCALE
 1=20



0**

46.90+
10.00+
7.90+
64.80*

ACCEPTED
ANY OFFICE OF SETBACK
APPROVED BY THE CITY
DEPT. PL IS THE APPLICANT'S
RESPONSIBILITY TO PROTECT
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

KKA 3/16/16

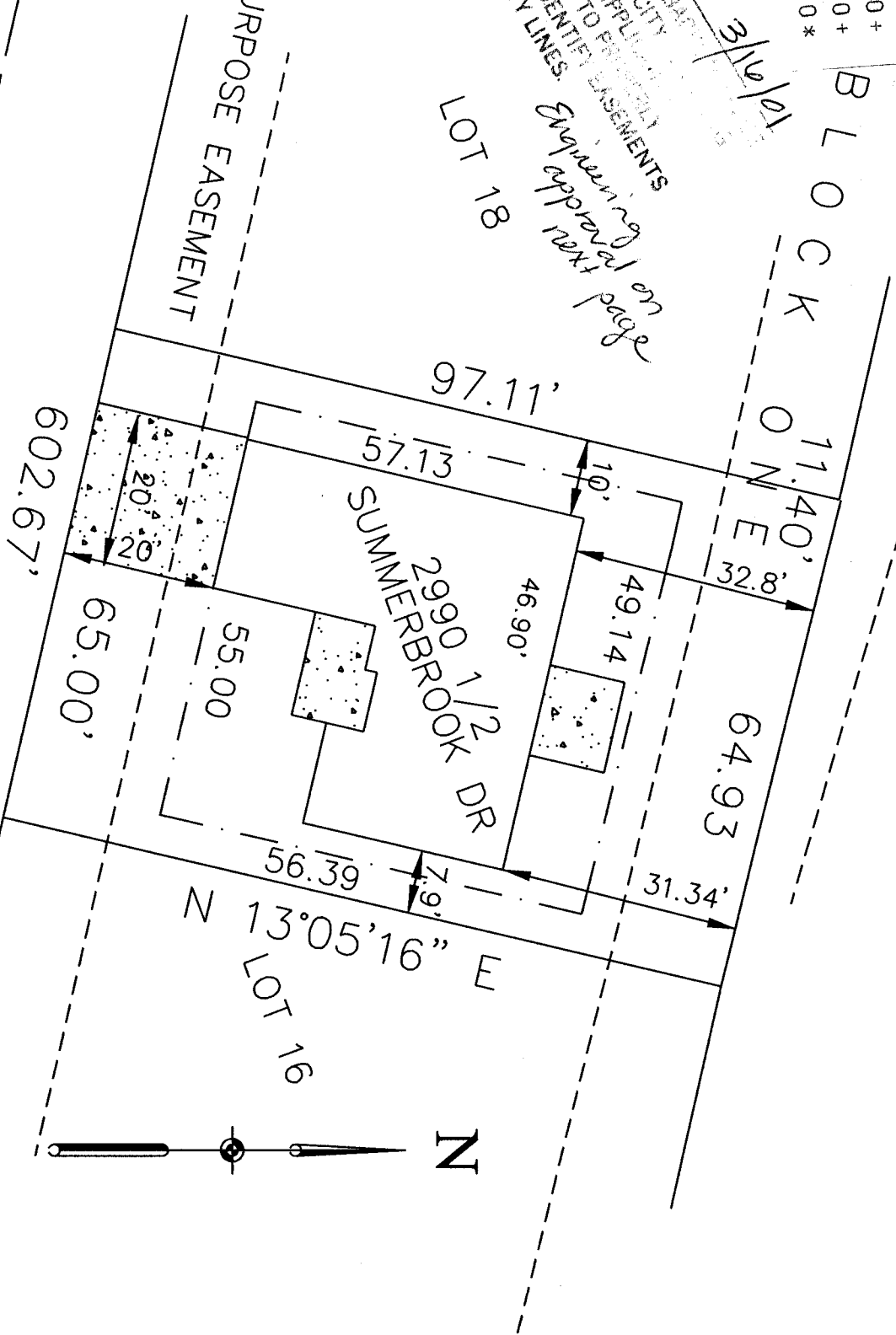
Engineering on page
next approval

LOT 18

BLOCK ONE

14' MULTI-PURPOSE EASEMENT

SUMMERBROOK DRIVE



SCALE
1=20

