

FEE \$	1000
TCP \$	0
SIF \$	29200

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

BLDG PERMIT NO. 79484



ⓐ

Your Bridge to a Better Community

BLDG ADDRESS 2992 1/2 Summerbrook SQ. FT. OF PROPOSED BLDGS/ADDITION 1376

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

SUBDIVISION Brook Side TOTAL SQ. FT. OF EXISTING & PROPOSED 1776 w/ garage

FILING 1 BLK 1 LOT 15 NO. OF DWELLING UNITS: 1
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 Grand Junction USE OF EXISTING BUILDINGS New Residence

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

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

(2) ADDRESS 786 Valley Ct GJ

(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 PR 4.5 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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 3/22/2001

Department Approval [Signature] Date 4/23/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O NO <u>paid @ GV</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/23/01</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)

