

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

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

BLDG PERMIT NO. 79092



Your Bridge to a Better Community

BLDG ADDRESS 2994 1/2 Summerbrook Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1376

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

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

FILING 1 BLK 1 LOT 13 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) OWNER Dalter LLC NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) ADDRESS 786 Valley Ct GJ USE OF EXISTING BUILDINGS NA

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

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

(2) ADDRESS 786 Valley Ct GJ  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 PR4.5 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 \_\_\_\_\_

Department Approval [Signature] Date 3/26/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O NoSe <u>CGVSD</u>
Utility Accounting	<u>[Signature]</u>		Date <u>3/26/01</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)

