

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

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

BLDG PERMIT NO. 78773



Your Bridge to a Better Community

BLDG ADDRESS 2995 1/2 Summerbrook Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1526 sq

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

SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1926 w/g

FILING 1 BLK 1 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Darter LLC NO. OF BUILDINGS ON PARCEL
524 30 Rd Suite 4 Before: 0 After: 1 this Construction

(1) ADDRESS Grand Junction Co, 81504 USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970 523-5555 DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT Grace Homes Const. TYPE OF HOME PROPOSED:
524 30 Rd Suite 4 Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS Grand Junction Co, 81504 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970 523-5555 _____ 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 about 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 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 Jane Carr Date Feb 15 2001

Department Approval Ronnie Edwards Date 2/15/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O <u>PD @ GBUSD</u>
Utility Accounting <u>D Overholt</u>	Date <u>2/15/01</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

ACCEPTED *Ronnie 2/15/01*
 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.

S 84°42'33" E

107.02'

37.60'

MULTI-PURPOSE EASEMENT

LOT 4

N 05°45'57" E

2995.5
 SUMMERBROOK
 47'

N



SCALE

1=20

LOT 6

N 69°35'39" W 67.18'

*DRIVE OK
 DRP
 2/16/01*

