

FEE \$	N/A
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2997 3/4 Summerbrook SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2943-051-69-007 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 20x20 =

FILING 1 BLK 1 LOT 7 *behind this lot* NO. OF DWELLING UNITS: _____

(1) OWNER Darter LLC Before: _____ After: _____ this Construction *includes cistern*

(1) ADDRESS 524 30 Rd NO. OF BUILDINGS ON PARCEL Before: 0 After: 1 this Construction *in Tract A*

(1) TELEPHONE 523-5555 USE OF EXISTING BUILDINGS _____

(2) APPLICANT _____ DESCRIPTION OF WORK & INTENDED USE pumphouse w/ cistern

(2) ADDRESS Same TYPE OF HOME PROPOSED: _____

(2) TELEPHONE _____ Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO

Side _____ from PL, Rear _____ from PL

Parking Req'mt _____

Maximum Height _____

Special Conditions sits in Tract A behind lot 7

CENSUS 11 TRAFFIC 45 ANNX# _____

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 Dan Carey Date 1-4-2001

Department Approval Connie Edwards Date 1-4-2001

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No irrigation water

Utility Accounting KHald Date 1/4/01

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)