

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

# PLANNING CLEARANCE

BLDG PERMIT NO. 78291

(Single Family Residential and Accessory Structures)

**Community Development Department**



Your Bridge to a Better Community

BLDG ADDRESS 2998 1/2 Summerbrook DSQ. FT. OF PROPOSED BLDGS/ADDITION 1414

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

SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED 1814 w/garage

FILING 1 BLK 1 LOT 9 NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) OWNER Darter LLC

USE OF EXISTING BUILDINGS NA

(1) ADDRESS 524 30rd #4 G.J.CO 81504

(1) TELEPHONE 523-5555

DESCRIPTION OF WORK & INTENDED USE New Residence

(2) APPLICANT Grace Homes construction

TYPE OF HOME PROPOSED:

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) \_\_\_\_\_

(2) ADDRESS 524 30rd #4 G.J.CO 81504

(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)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO

Side 5' from PL, Rear 20' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions 20' easement in rear yard -

CENSUS 11 TRAFFIC 45 ANN# no accessory structures

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 1-3-01

Department Approval [Signature] Date 1/4/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13634</u>
Utility Accounting	<u>[Signature]</u>		Date <u>1/10/01</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)

*1/10/01*  
*James*  
ACCEPTED SETBACKS MUST BE  
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.

*1/9/01*  
*David A. Davis*  
DRIVE OK  
DIMENSION D = 30 FT

LOT 7

LOT 8

SUMMERBROOK  
DRIVE

2998 1/2  
SUMMERBROOK  
DRIVE

30 ROAD

20' MULTI-PURPOSE AND IRRIGATION EASEMENT

20' FRONT SETBACK  
14' MULTI-PURPOSE EASEMENT

117.83'  
16.92'  
5' SIDE SETBACK  
N 72°30'42" W  
5.81'  
38.87'

121.99'  
S 67°09'13" W  
5' SIDE SETBACK  
5' SIDE SETBACK  
5' SIDE SETBACK

S 00°09'34" E  
116.76'

L=34.76'

LOT 10

LOT 11

1" = 20'

