

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 79166



Your Bridge to a Better Community

BLDG ADDRESS 299 1/2 Sumnerbrock SQ. FT. OF PROPOSED BLDGS/ADDITION 1526

TAX SCHEDULE NO. 2943-057-00-069 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Brook Side TOTAL SQ. FT. OF EXISTING & PROPOSED 1926 w/ garage

FILING 1 BLK 3 LOT 3 NO. OF DWELLING UNITS:  
 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 81505 USE OF EXISTING BUILDINGS NA

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

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

(2) ADDRESS 786 Valley Ct Grand Junction

(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  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 3/14/2001

Department Approval Ronnie Edwards Date 3/29/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>see attach</u>
Utility Accounting <u>CM Cole</u>	Date <u>3/29/01</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)

N



299 1/2  
SUMMERBROOK DRIVE  
(RIGHT-OF-WAY)

Front

73.95'

LOT 4

N 00°06'14" W

83.49'  
42.24'  
5.57'

14.58'  
38.45'

2991 1/2  
SUMMERBROOK DR

20.21'  
20'  
80.59'  
14" MULTI-PURPOSE EASEMENT  
70.19'

DRIVE OF  
DAD  
3/29/01

60

115

SCALE  
1=20

LOT THREE

72.52'

367.63'

24.85'  
24.75'

34.43'

74.51'

LOT 2

21.80'

24.85'

24.75'

26.45'

68.61'

22.60'

20.12'

78.55'

24.13'

10'

114

LOT 1  
BLOCK 8

ACCEPTED  
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.  
*Ronnie 3/29/01*

E 118.51'

51'

R

LOT