

|        |        |
|--------|--------|
| FEE \$ | 10.00  |
| TCP \$ | None   |
| SIF \$ | 292.00 |

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

BLDG PERMIT NO. 87580



Your Bridge to a Better Community

BLDG ADDRESS 2970 Summerbrook SQ. FT. OF PROPOSED BLDGS/ADDITION 1342 garage 423  
 TAX SCHEDULE NO. 2943-051-73-007 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING-& PROPOSED \_\_\_\_\_  
 FILING 3 BLK 1 LOT 5 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. USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE New Home  
 (2) APPLICANT Grace Homes Ken TYPE OF HOME PROPOSED:  
 (2) ADDRESS 786 Valley ct.  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 523-5555 \_\_\_\_\_ 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 PD Maximum coverage of lot by structures 35%  
 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 Monica Kuter Date 12/11/02  
 Department Approval C. Gaye Gibson Date 12/26/02

|  |   |      |                      |
|--|---|------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO   | W/O No. <u>15588</u> |
| Utility Accounting                                     | <u>Tracy Shipe</u>                      | Date | <u>12/26/02</u>      |

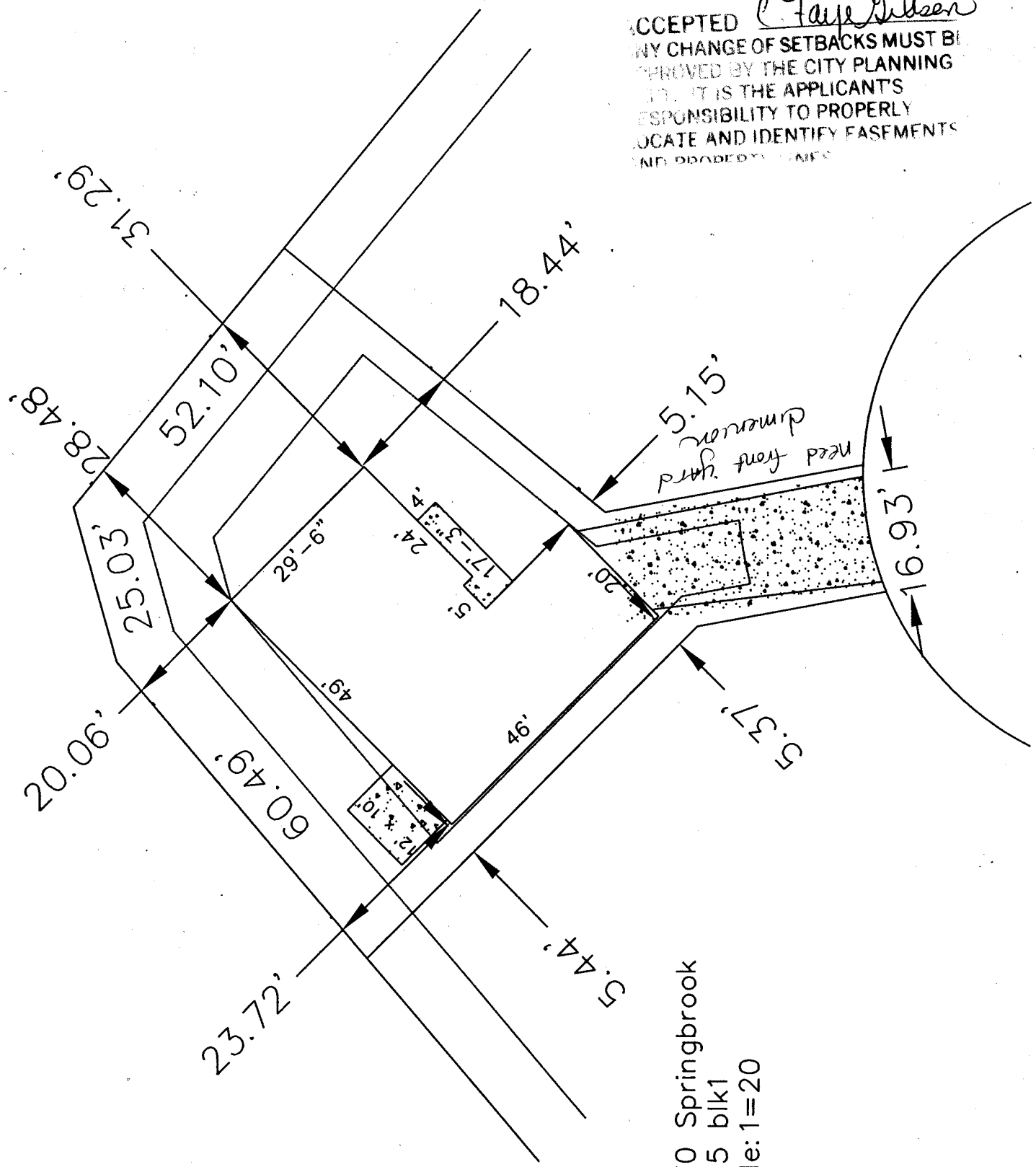
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

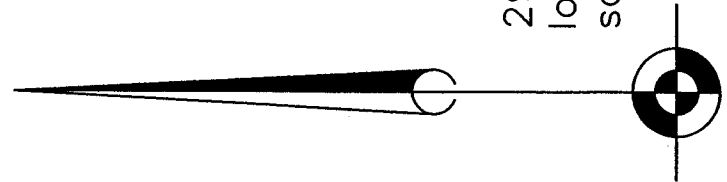
12/26/02

*Faye Gilson*

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

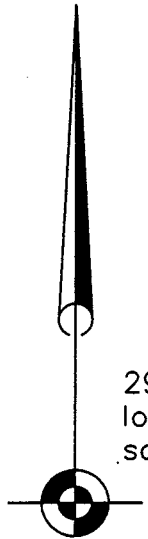


**N**



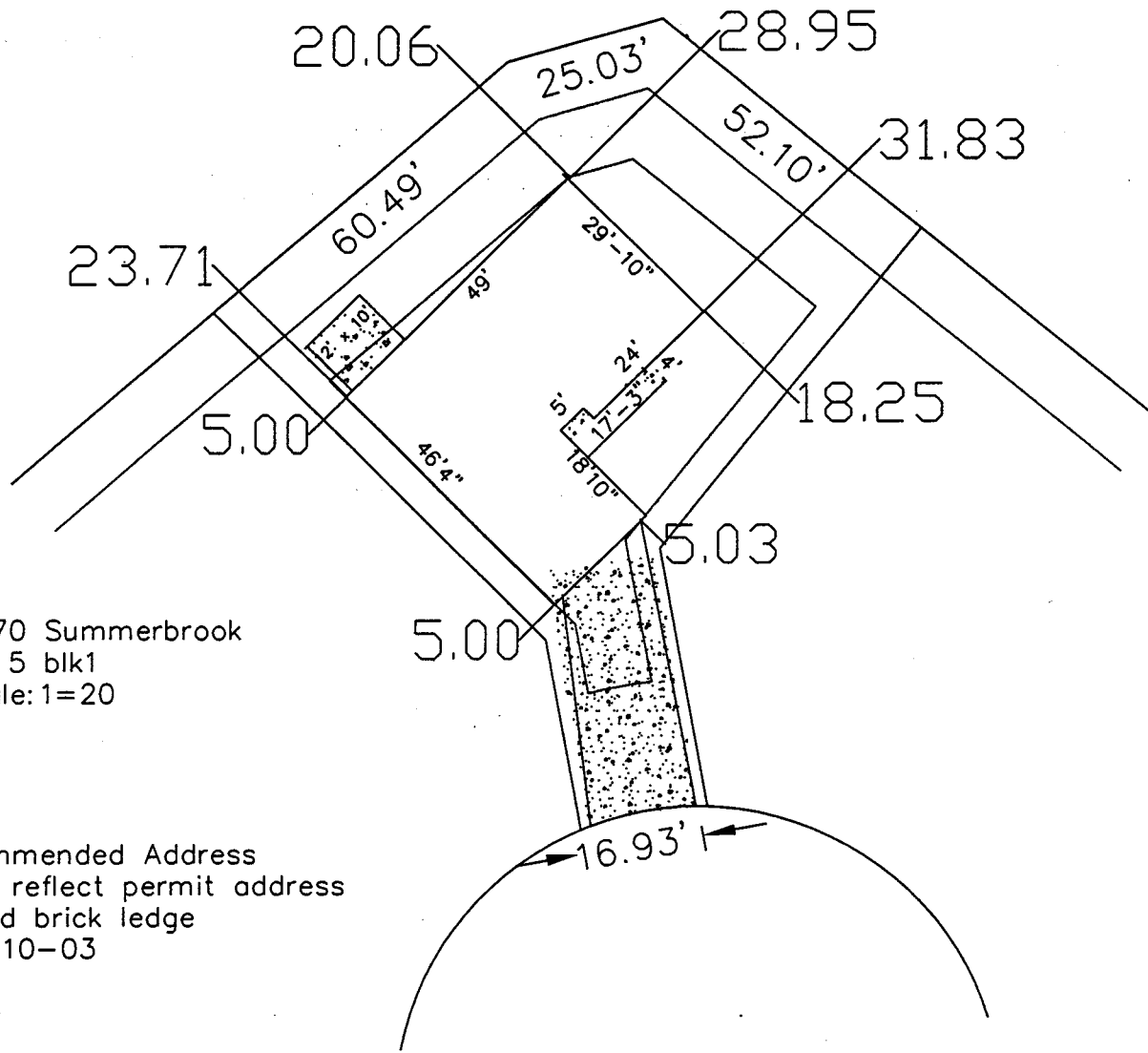
2970 Springbrook  
lot 5 blk 1  
scale: 1=20

N



2970 Summerbrook  
lot 5 blk1  
scale: 1=20

Ammended Address  
to reflect permit address  
and brick ledge  
1-10-03



*Revised*

*1/16/03*

*C. Jay Borne*

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. APPLICANTS  
 SHALL BE RESPONSIBLE TO PROPERLY  
 IDENTIFY EASEMENTS