

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 87011



Your Bridge to a Better Community

BLDG ADDRESS 2975 Summerbrook SQ. FT. OF PROPOSED BLDGS/ADDITION 342 garage 423
 TAX SCHEDULE NO. 2943-051-70-002 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 3 BLK 2 LOT 1 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 Valleyct. USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT Grace James TYPE OF HOME PROPOSED: NOV 04 2002
 (2) ADDRESS 786 Valleyct. 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 Engineered Foundation
may be req'd 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).

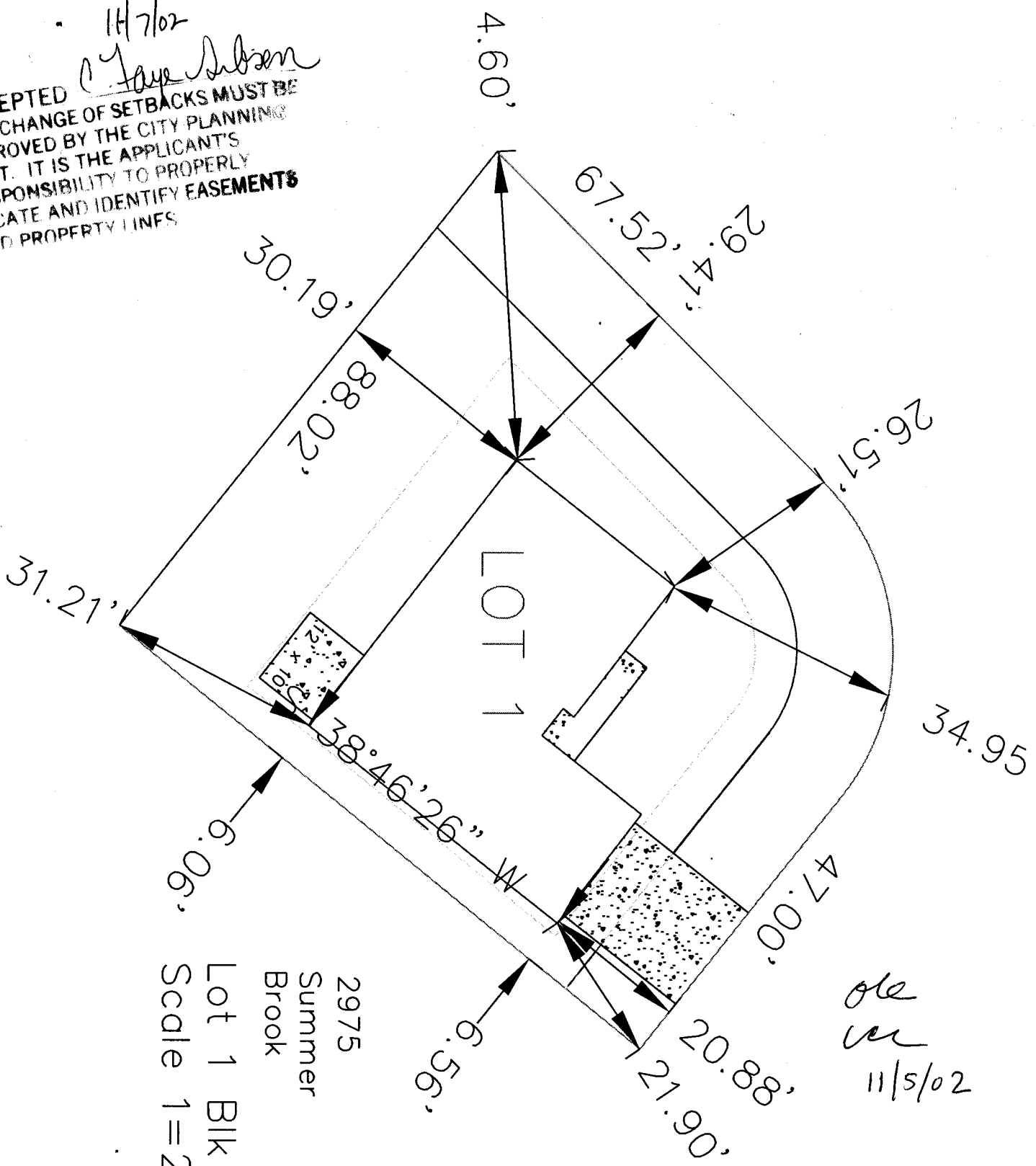
Applicant Signature Monica Deuta Date _____
 Department Approval J.C. Jay Gibson Date 11/7/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15454</u>
Utility Accounting	<u>C. Bessley</u>	Date	<u>11/8/02</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)

11/7/02
 J. Jay Suben
 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



2975
 Summer
 Brook
 Lot 1 Blk 2
 Scale 1=20

ole
 ve
 11/5/02

