

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

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

BLDG PERMIT NO. 87100



Your Bridge to a Better Community

BLDG ADDRESS 2977 Summerbrook SQ. FT. OF PROPOSED BLDGS/ADDITION 1553 garage 4/8  
 TAX SCHEDULE NO. 2945-051-70-002 (PARENT) SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING 3 BLK 2 LOT 2 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 \_\_\_\_\_  
 (2) APPLICANT Grace Homes TYPE OF HOME PROPOSED:  
 (2) ADDRESS 786 Valleyct.  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 523-5555  Manufactured Home (HUD)  
 Other (please specify) Part

**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 ENGRD FNDNS MAY BE REQ'D BY HOA  
 CENSUS 11 TRAFFIC 4/5 ANN# \_\_\_\_\_

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 Duta Date \_\_\_\_\_  
 Department Approval Misha Maguire Date 11-20-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15496</u>
Utility Accounting	<u>e. Beasley</u>	Date	<u>11/20/02</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)

