

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

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

BLDG PERMIT NO. 88312



Your Bridge to a Better Community

BLDG ADDRESS 2976 Summerbrook SQ. FT. OF PROPOSED BLDGS/ADDITION 1553 garage 443
 TAX SCHEDULE NO. 2943-051-73-004 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Brookside TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 3 BLK 1 LOT 8 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 & Const. 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 _____
 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 _____ Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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).

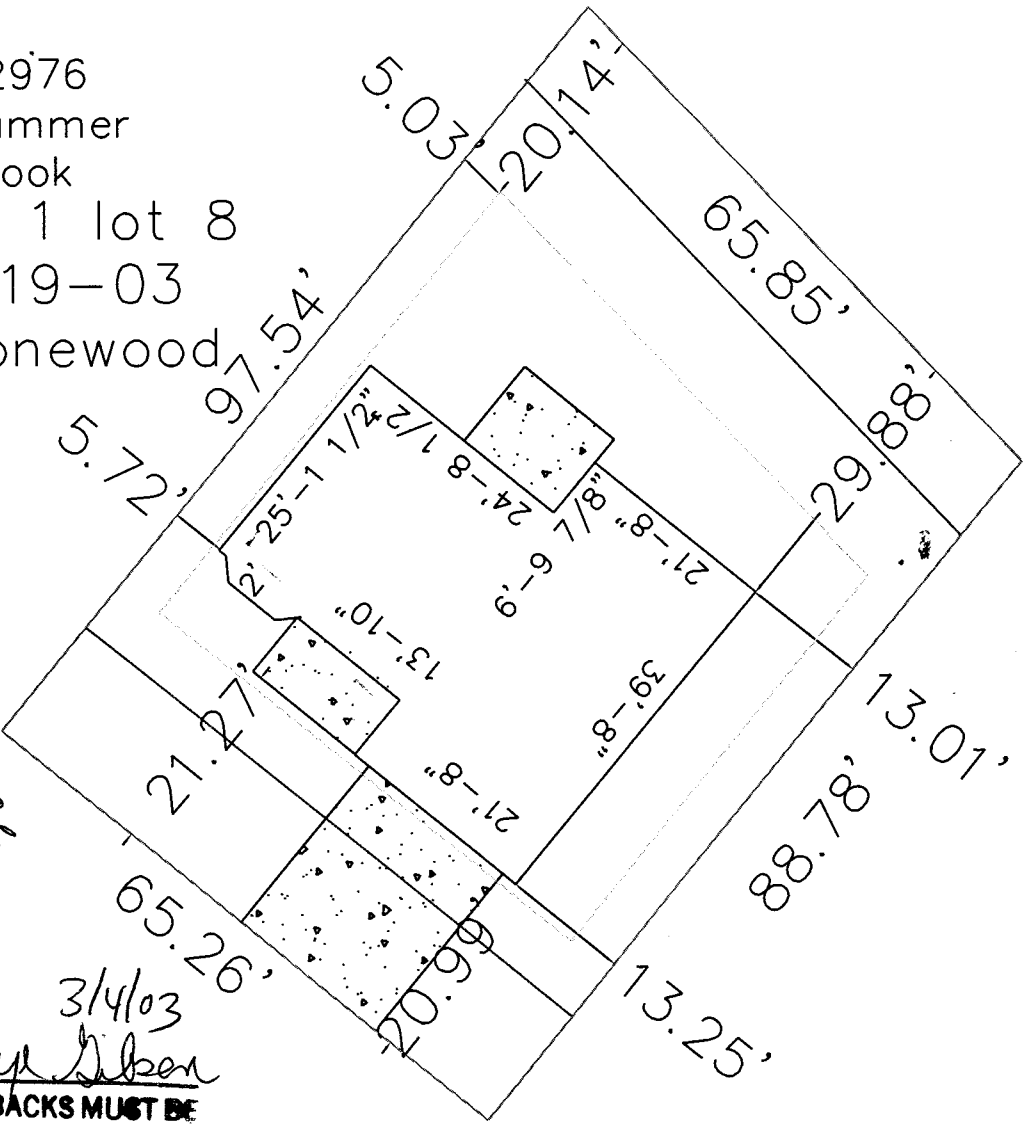
Applicant Signature Monica Rata Date 2/11/03
 Department Approval F. C. Fay Gibson Date 3/4/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15801</u>
Utility Accounting <u>Webb Overholt</u>	Date <u>3/4/03</u>		

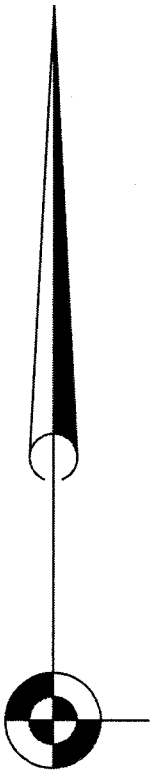
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

2976
Summer
Brook
blk 1 lot 8
2-19-03
Stonewood



N



3-7-03
ACCEPTED *Paulsen Henderson*
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.

only 48 footings
changed on
first page to
1826 blks and
garage 443

OK
OK
2/25/03
3/4/03
Gay Gibson

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.