

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. None



Your Bridge to a Better Community

7582-42723

BLDG ADDRESS 2977 Summerbrook Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 80

TAX SCHEDULE NO. 2943-051-73-013 SQ. FT. OF EXISTING BLDGS 1553

SUBDIVISION Brookside III TOTAL SQ. FT. OF EXISTING & PROPOSED 1633

FILING III BLK 2 LOT 2

NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER Grace Homes (Darter)

NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 2977 786 Valley Ct

USE OF EXISTING BUILDINGS Single Family Residence

(1) TELEPHONE (970) 523-5555

DESCRIPTION OF WORK & INTENDED USE Attached Shed / Storage

(2) APPLICANT Darwin Scott

TYPE OF HOME PROPOSED:

(2) ADDRESS 2985 Summerbrook Dr

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)

(2) TELEPHONE (970) 234-0710

Other (please specify) Attached Shed

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)
or from center of ROW, whichever is greater

Permanent Foundation Required: YES NO X

Side 5' from PL, Rear 20' from PL

Parking Req'mt 2

Maximum Height 33'

Special Conditions

CENSUS TRAFFIC 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 Darwin Scott

Date 1-31-01

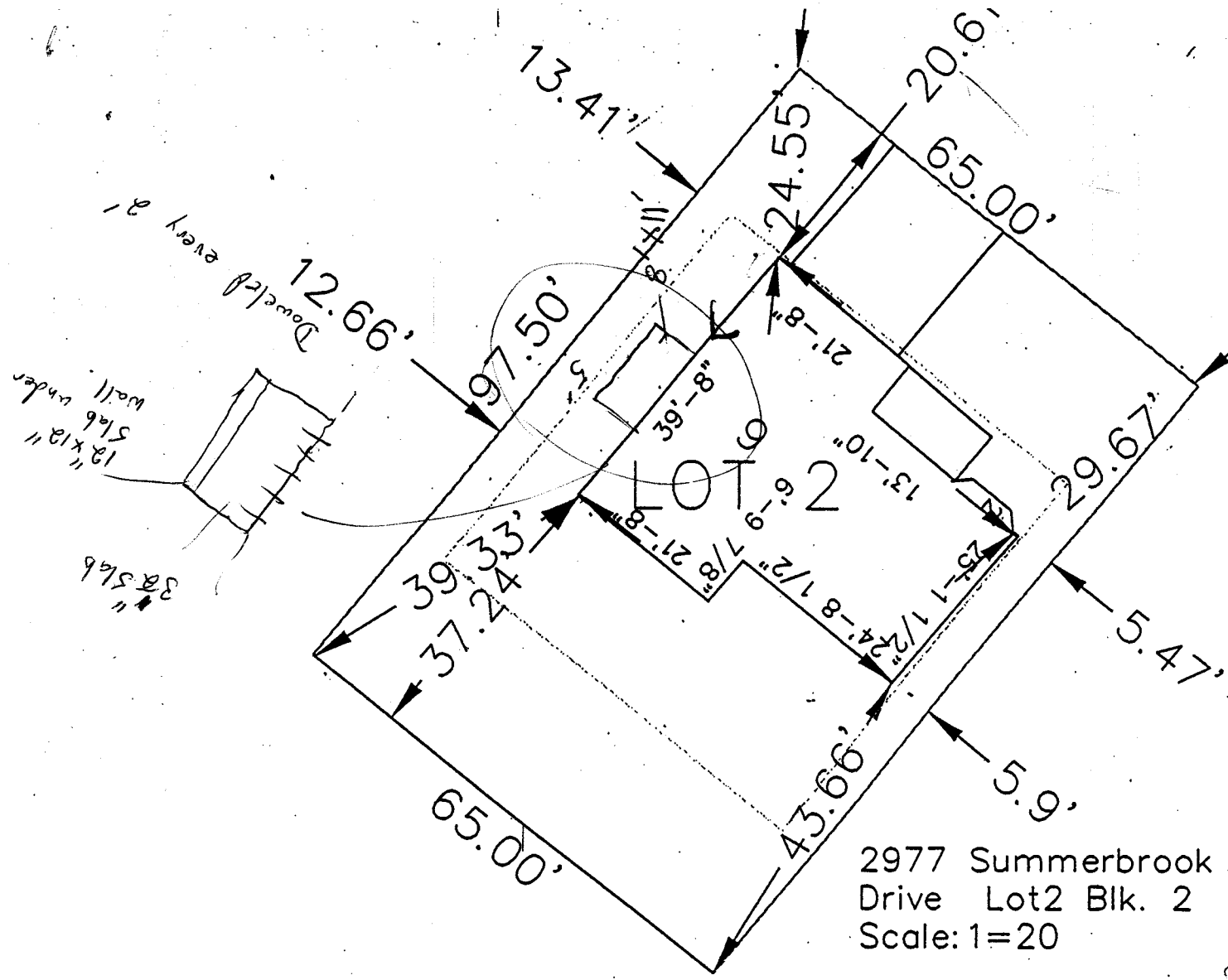
Department Approval C. Faye Nelson

Date 2/11/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Shed</u>
Utility Accounting	<u>D. V. Anovel</u>	Date	<u>2/11/03</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)



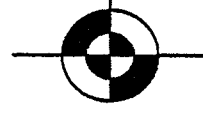
N

ACCEPTED BY: *Chris & Leah*

DATE: 11-26-02

11/13/02

2977 Summerbrook Drive Lot 2 Blk. 2
Scale: 1=20



20' Front
5' Side
20' Rear

ACCEPTED *C. Faye Johnson* 2/11/03
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.

5th & Reed