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# PLANNING CLEARANCE

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

BLDG PERMIT NO.
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Building Address 2985 Sommerbrook  
 Parcel No. 2943-051-72-03  
 Subdivision Brookside  
 Filing 1 Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 0  
 Sq. Ft. of Existing Bldgs 1500 Sq. Ft. Proposed 120  
 Sq. Ft. of Lot / Parcel 4185.52  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1620  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Arnold Papant  
 Address 2985 Sommerbrook  
 City / State / Zip G.J. 81504

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Patio Roof only

**APPLICANT INFORMATION:**

Name Chuck Eddy  
 Address 3131 D Rd.  
 City / State / Zip G. Jet 81504  
 Telephone 434-9322

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>4570</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>A</u> NO _____
Side <u>5</u> from PL Rear <u>20</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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).

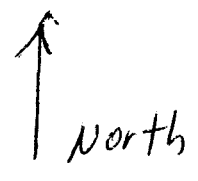
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Chk Eddy Date 12-1-06  
 Department Approval [Signature] Date 12/1/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO SWR Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/1/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

APPROVED: *[Signature]* 12/1/00  
ARCHITECT: [Faint text]  
DATE: [Faint text]  
PROJECT: [Faint text]  
LOCATION: [Faint text]  
AND PLANS [Faint text]



Summer Brook St.

