

|                     |
|---------------------|
| FEE \$ <u>10.00</u> |
| TCP \$              |
| SIF \$              |

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

|                 |
|-----------------|
| BLDG PERMIT NO. |
|-----------------|

42870-0

Building Address 2979 SUMMERBROOK DR.

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2943-051-73-01A

Sq. Ft. of Existing Bldgs <1200<sup>sq</sup> Sq. Ft. Proposed 144

Subdivision BROOK SIDE

Sq. Ft. of Lot / Parcel 6,337 <sup>sq</sup>

Filing 3 Block 2 Lot 3

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name TUGOMIR VIDANOVIC

**DESCRIPTION OF WORK & INTENDED USE:**

Address 2979 SUMMERBROOK DRIVE

New Single Family Home (\*check type below)

Interior Remodel  Addition

Other (please specify): ACCESSORY BUILDING 9' x 16'

City / State / Zip GT, CO 81504

**APPLICANT INFORMATION:**

Name \_\_\_\_\_

**\*TYPE OF HOME PROPOSED:**

Address SAME AS

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): \_\_\_\_\_

City / State / Zip OWNER

NOTES: NO WATER / SEWER Storage only

Telephone \_\_\_\_\_

**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 PLANNING STAFF**

ZONE PD REAR

Maximum coverage of lot by structures 35%

SETBACKS: Front 1/2 OF LOT from property line (PL)

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 3 from PL Rear 5' from PL

Floodplain Certificate Required: YES \_\_\_\_\_ NO X

Maximum Height of Structure(s) 32'

Parking Requirement \_\_\_\_\_

Voting District \_\_\_\_\_ Driveway Location Approval N/A  
(Engineer's Initials)

Special Conditions \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 [Signature] Date FEB 28/09

Planning Approval WS [Signature] [Signature] Date 3/2/09

|  |                    |  |                             |
|--|--------------------|--|-----------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                | <input checked="" type="checkbox"/> NO | W/O No. <u>Storage Only</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>3/2/09</u> |  |                             |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

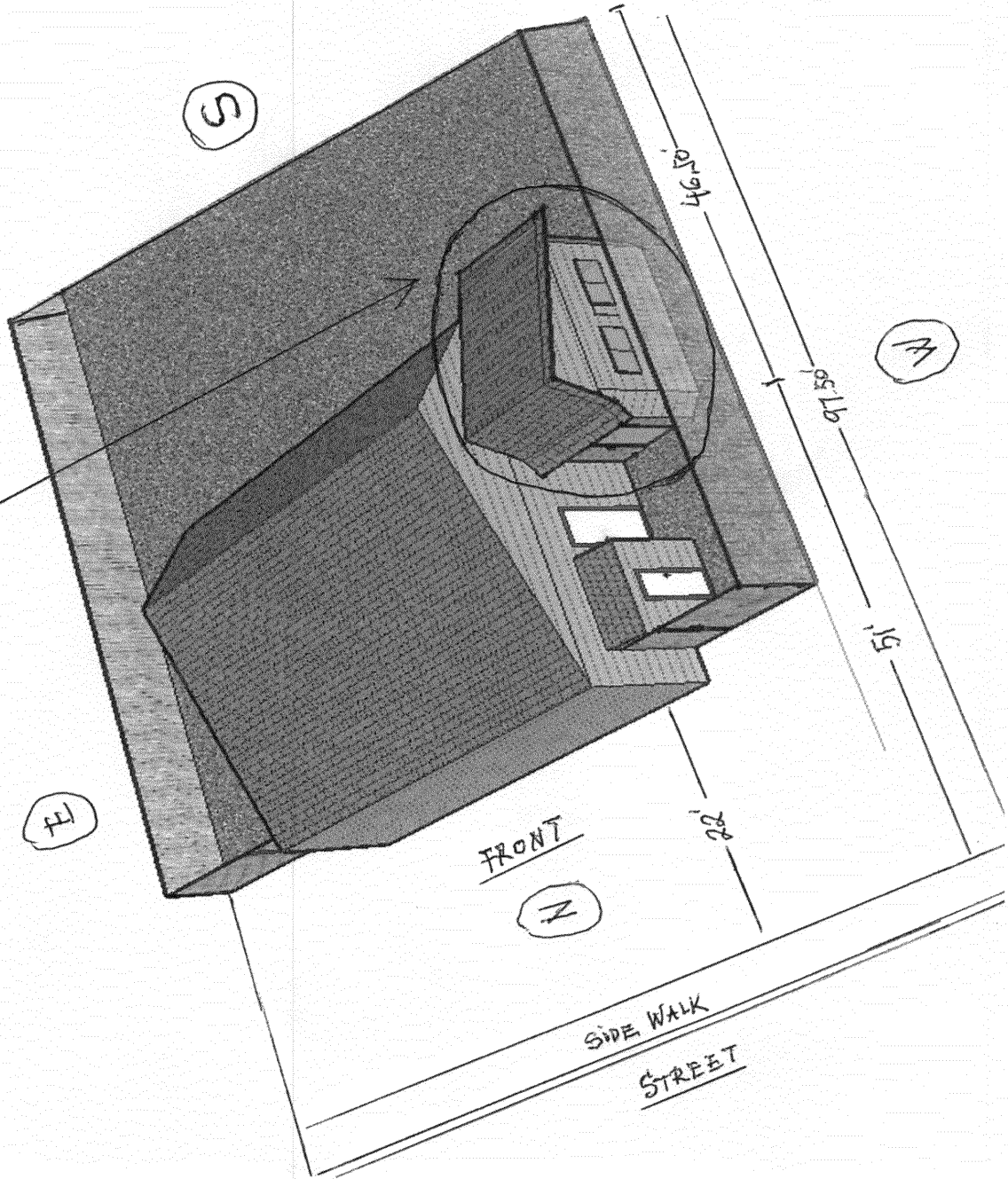
1

Tugomir Vidanovic  
2979 Summerbrook Dr.  
Grand Jct, CO 81504

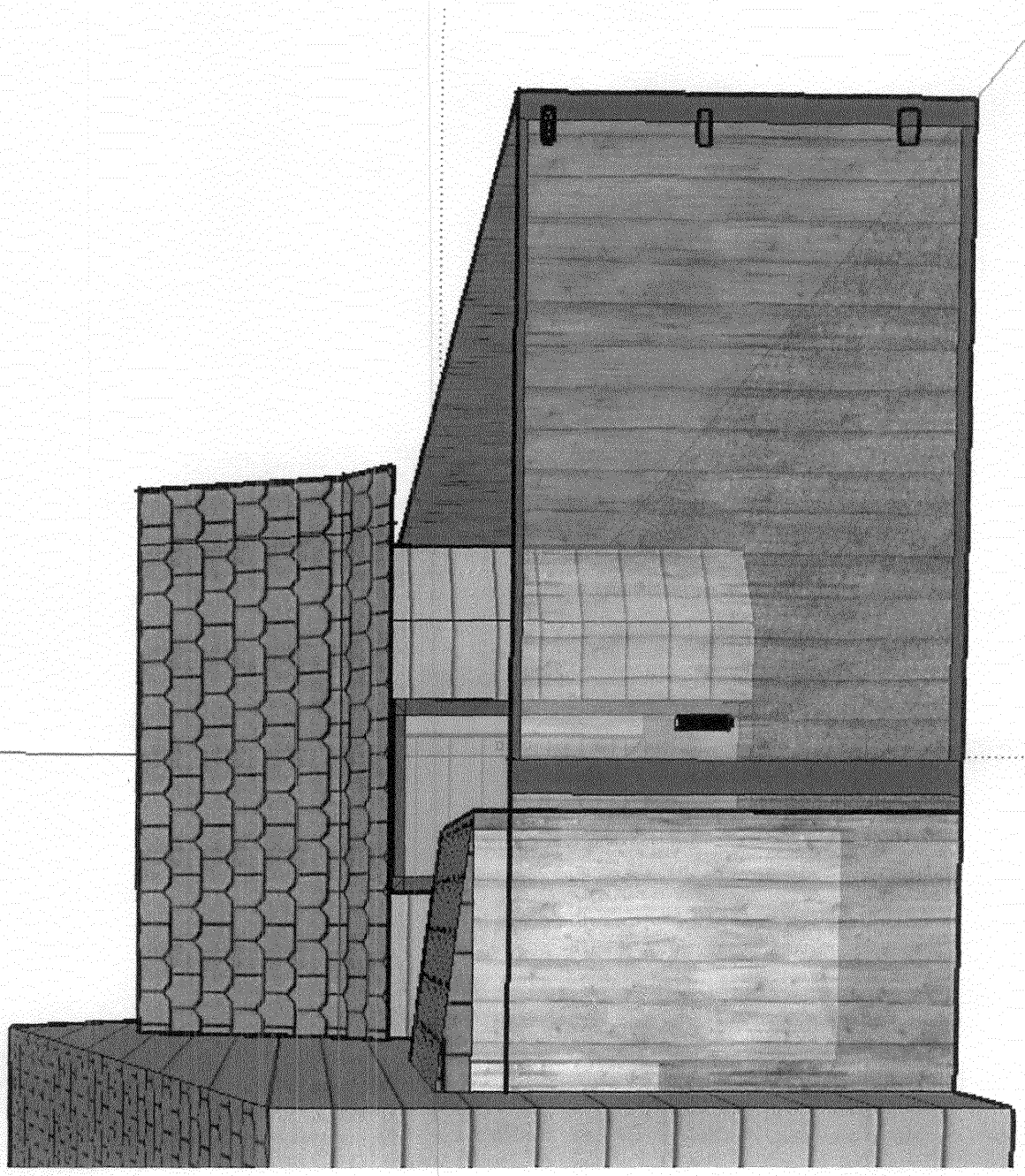
TEL: 970-424-0703

PROPOSED SHED (9'x16' = 144 SQ FT)

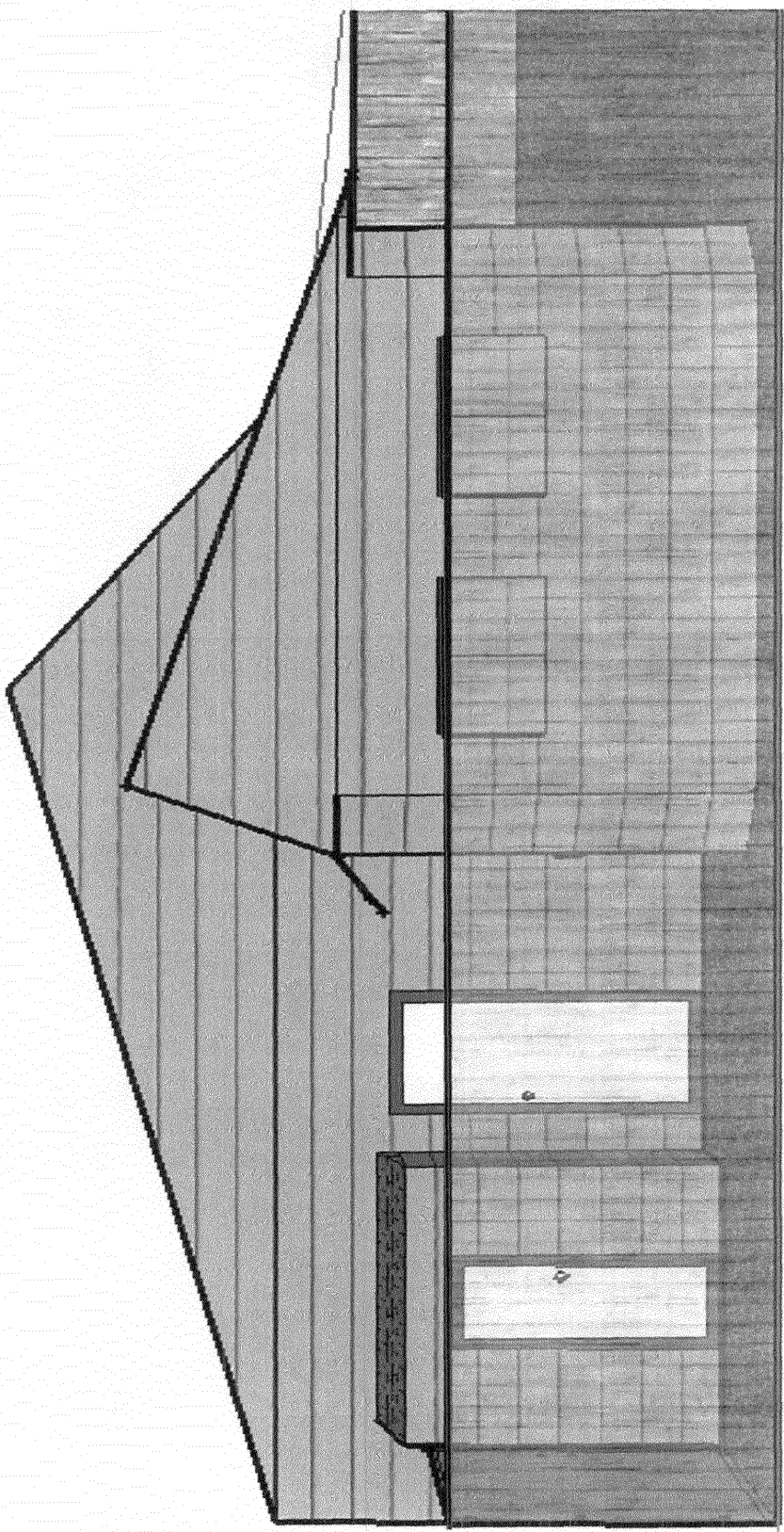
ACCEPTED *Mandy Spurr*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.



PROPOSED: SHED (FRONT, NORTH VIEW)



PROPOSED: SHED (WEST SIDE VIEW)



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PROPOSED: SHED (BACK, SOUTH VIEW)

3' MINIMUM SIDE WIND SEPARATION

