

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 778246



Your Bridge to a Better Community

BLDG ADDRESS 2653 A SummerVale Cr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2100

TAX SCHEDULE NO. 2701-204-34-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summerhill TOTAL SQ. FT. OF EXISTING & PROPOSED 2100

FILING 1 BLK 1 LOT 3 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER LGD Investments NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2315 Hall USE OF EXISTING BUILDINGS —

(1) TELEPHONE 243-6471 DESCRIPTION OF WORK & INTENDED USE Town Home

(2) APPLICANT LGD Construction TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 2315 Hall Ave

(2) TELEPHONE 243-6471

**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 PR 2.5 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 4' from PL, Rear 15' from PL Parking Req'mt 0

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 10 TRAFFIC 13 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 [Signature] Date 11/28/2000

Department Approval [Signature] Date 12/5/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13584</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12/5/00</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)

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 77646



Your Bridge to a Better Community

BLDG ADDRESS 2653 B SummerVA/E SQ. FT. OF PROPOSED BLDGS/ADDITION 2100  
~~2700~~ #

TAX SCHEDULE NO. 2701-264-34-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summer Hill. TOTAL SQ. FT. OF EXISTING & PROPOSED 2100  
~~2700~~ #

FILING 1 BLK 1 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Marge Genova - Deby Jamison NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 1015 N. 7th USE OF EXISTING BUILDINGS Family Home

(1) TELEPHONE 242-3647 DESCRIPTION OF WORK & INTENDED USE Town-Home

(2) APPLICANT LGD Construction. TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 2315 Hill Ave

(2) TELEPHONE 243-6471

**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 PR 2.5 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' from PL, Rear 15' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 16 TRAFFIC 13 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).

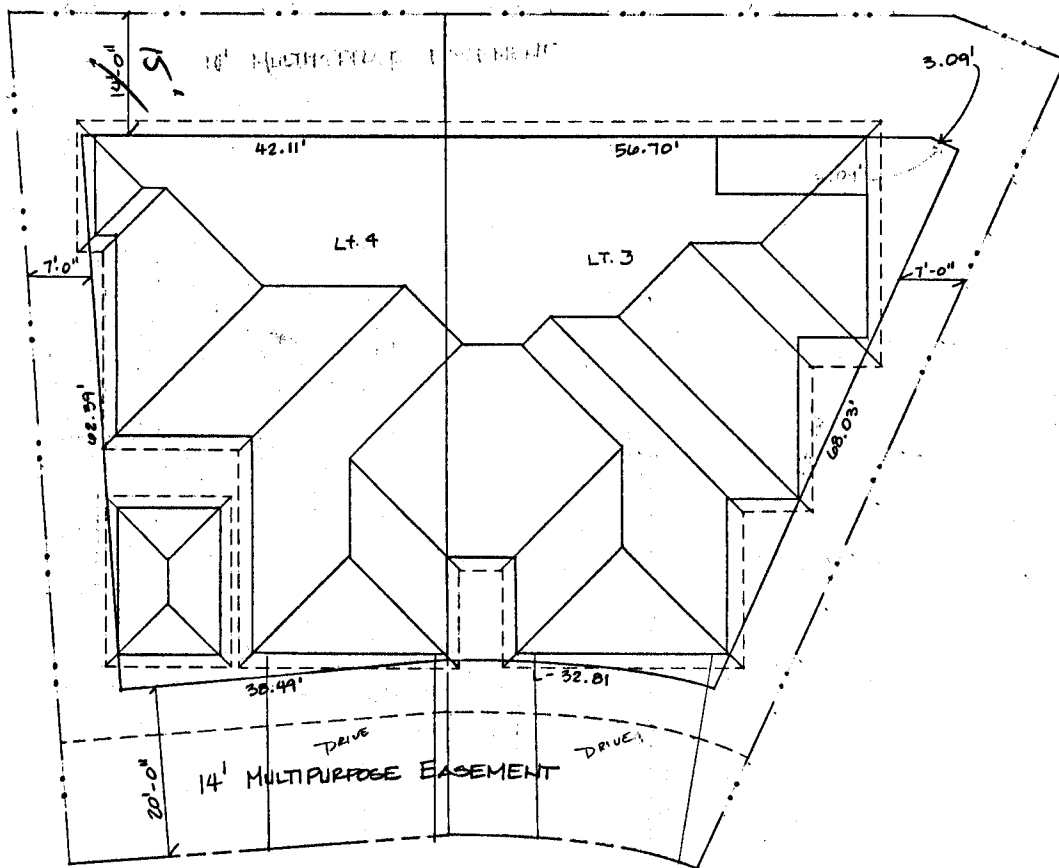
Applicant Signature [Signature] Date 11-28-2000

Department Approval [Signature] Date 12/5/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>13589</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/5/00</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)



5' MIN

ACCEPTED *12/15/00*  
*Chap. Libson*  
 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.

*Drive OK as modified*  
*Rich Harris*  
 12-1-00