

FEE \$	10.00
TCP \$	566.61
SIF \$	292.00

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

BLDG PERMIT NO. 81557



Your Bridge to a Better Community

BLDG ADDRESS 2652 Summerhill SQ. FT. OF PROPOSED BLDGS/ADDITION 2700

TAX SCHEDULE NO. 2701-264-31-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summerhill TOTAL SQ. FT. OF EXISTING & PROPOSED 2700

FILING 1 BLK 2 LOT 3 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 2315 Hall Ave USE OF EXISTING BUILDINGS S/F

(1) TELEPHONE 243-6471 DESCRIPTION OF WORK & INTENDED USE S/F - NEW

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

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE 250-9614

**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 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  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 ANNX# \_\_\_\_\_

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 9-20-2001

Department Approval [Signature] Date 9-20-2001

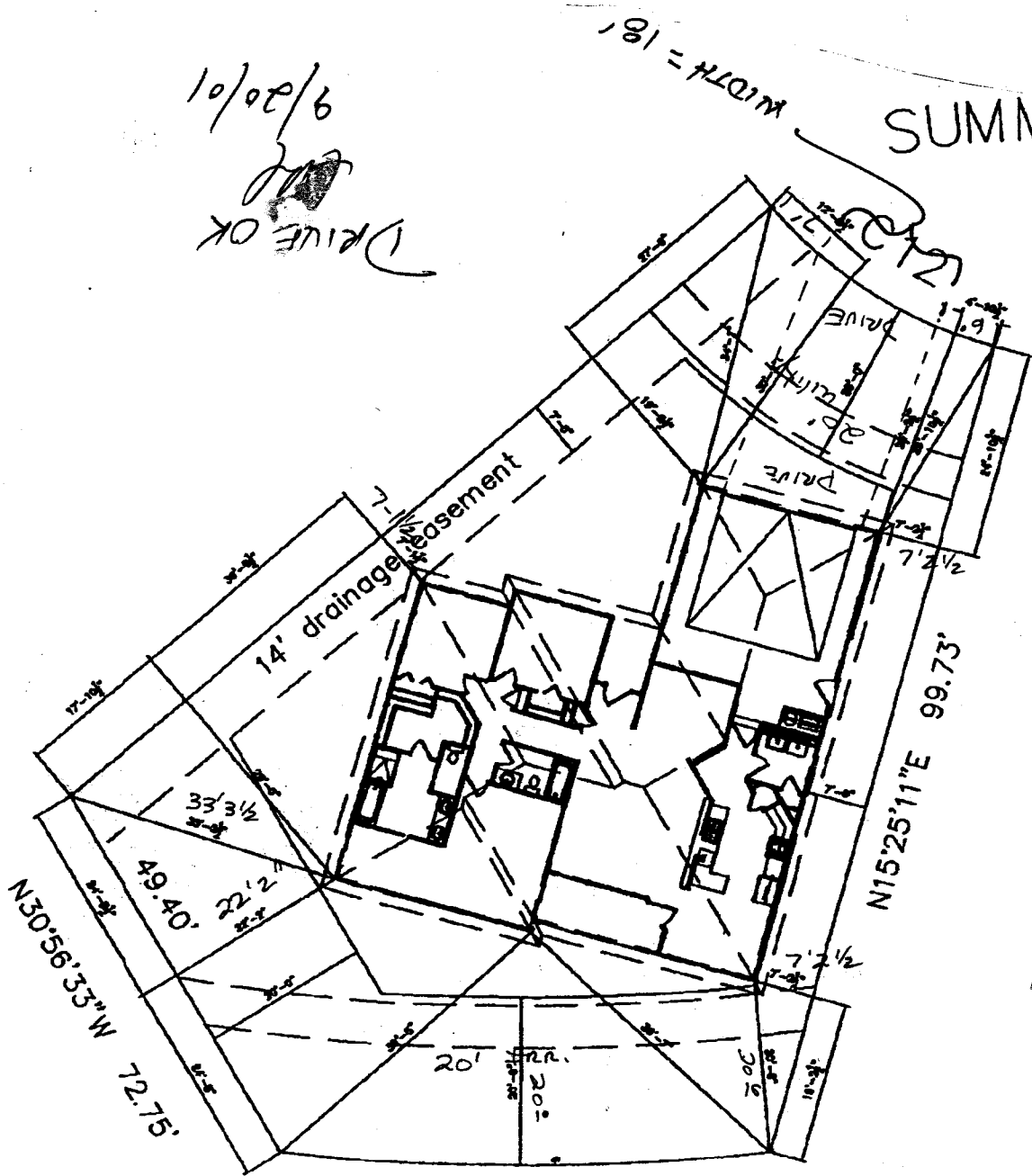
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14263</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9-20-01</u>

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)

# SUMMER CREST COURT

9/20/01  
DRIVE OK



BLOCK 2  
 LOT 3  
 7,414 SQ. FT.

ACCEPTED *Pat Bushman* 9-20-01  
 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.