

FEE \$	10.00
TCP \$	506.61
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 81171



Your Bridge to a Better Community

BLDG ADDRESS 2054 A Summercrest SQ. FT. OF PROPOSED BLDGS/ADDITION 1913

TAX SCHEDULE NO. 2701-261-31-004 SQ. FT. OF EXISTING BLDGS - 0 -

SUBDIVISION Summerhill TOTAL SQ. FT. OF EXISTING & PROPOSED 1913

FILING _____ BLK 2 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER L6D Construction NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

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

(1) TELEPHONE 243-6471 DESCRIPTION OF WORK & INTENDED USE Attach townhome

(2) APPLICANT same TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(2) 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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8 Maximum coverage of lot by structures 45%

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 _____

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).

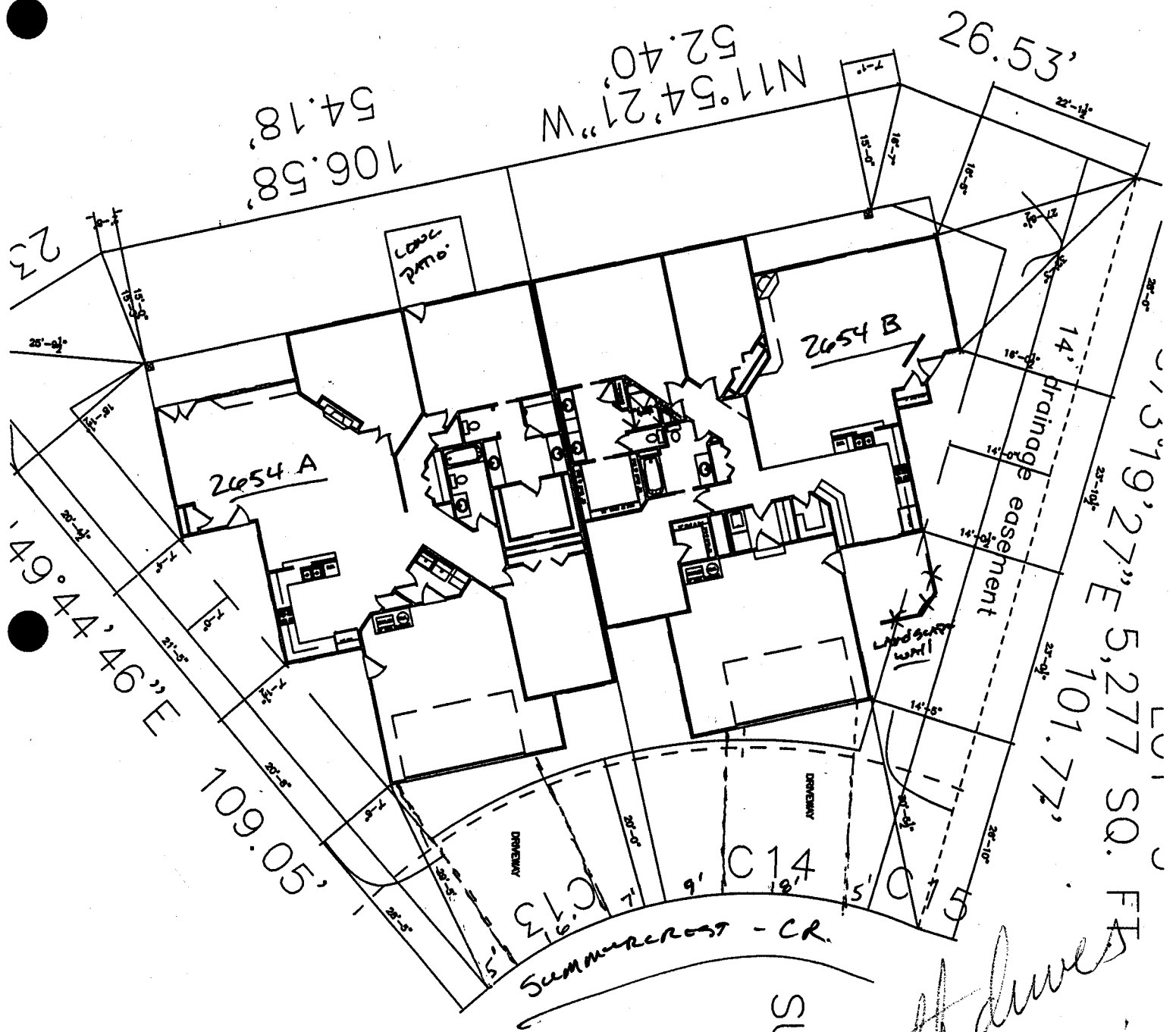
Applicant Signature [Signature] Date 8-22-2001

Department Approval [Signature] Date 8-22-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14213</u>
Utility Accounting	<u>Kate Houff</u>	Date	<u>8/22/01</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)



LOT 4
5,248 SQ. FT.

8/22/01
ACCEPTED *C. Faye Dixon*
 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.

SUMMER CREST C

*Both done
 OK
 Paul Downs
 8-20-01*