

FEE \$ 10.00
 TCR \$ 566.61
 SIF \$ 292.00

account # 2011-01340-42799-30-F10400

PLANNING CLEARANCE

BLDG PERMIT NO. 21344

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 2651A Summerdale CR SQ. FT. OF PROPOSED BLDGS/ADDITION 2044 + 500
 TAX SCHEDULE NO. 2701-264-34-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 2544
 FILING 1 BLK 1 LOT 1 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 3/4 town Home
 (1) TELEPHONE 243-6471 DESCRIPTION OF WORK & INTENDED USE NEW
 (2) APPLICANT LGD Construction TYPE OF HOME PROPOSED:
 (2) ADDRESS 2315 HALL AVE Site Built Manufactured Home (UBC)
 (2) TELEPHONE 243-6471 Manufactured Home (HUD)
 Other (please specify) _____

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 45%
 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 ANNEX# _____
Also includes 36" wall for unit A.

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 8-2-2001
 Department Approval [Signature] Date _____

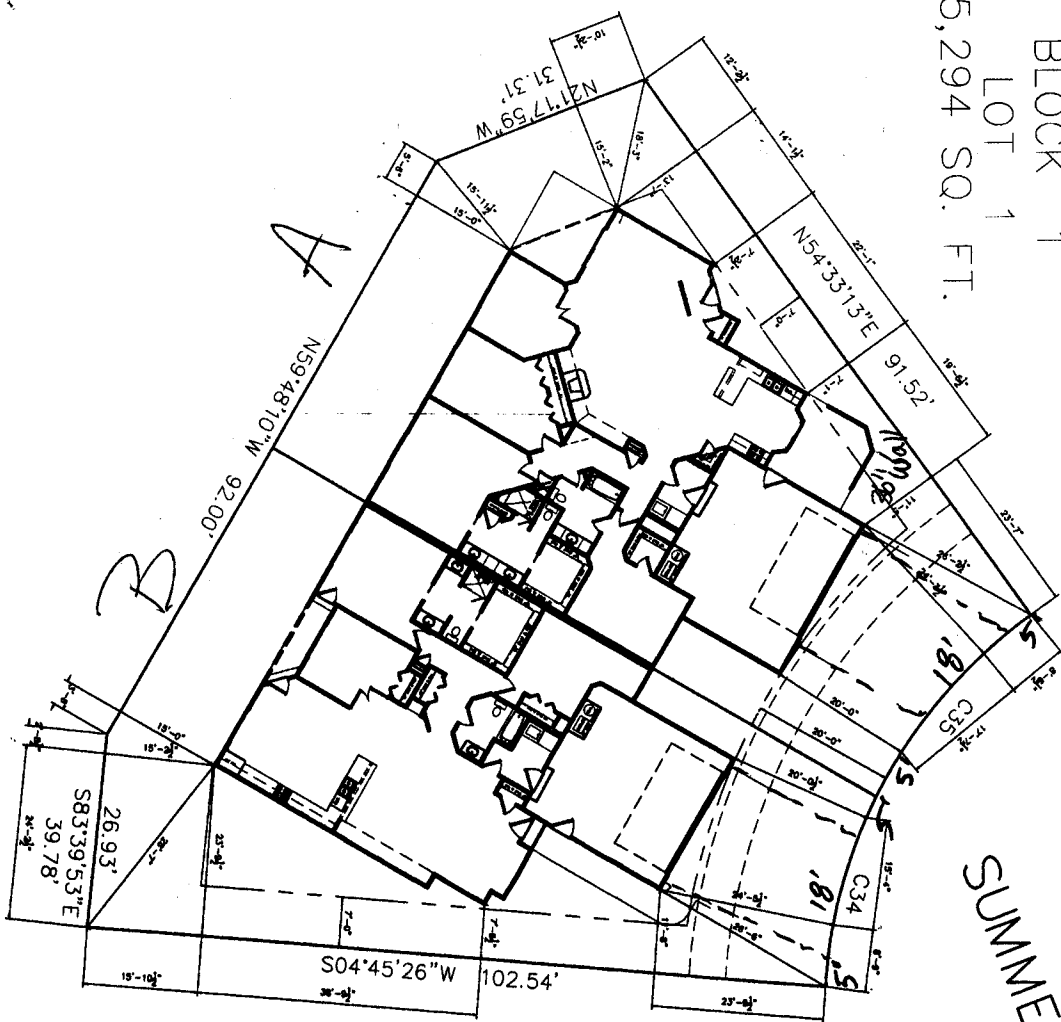
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>14192</u>
Utility Accounting	Date <u>8/2/01</u>		

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)

NOTICE:
1. IT IS THE RESPONSIBILITY OF THE DRAFTER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS FROM A COMPARISON.

BLOCK 1
LOT 1
5,294 SQ. FT.



SUMMER VALE CIRCLE

BLOCK 1
LOT 2
5,021 SQ. FT.

Drive OK
Test Drive
8-2-01

ACCEPTED *8/10/01*
Cheryl Johnson
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.

DATE	APPROVAL
5-2-01	OWNER
1-2-01	OWNER
2	

LGD CONSTRUCTION
SUMMERHILL LOTS 1 & 2

Auto DRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-6782

REVISIONS
1
2
3
4
5
6
7
8
9
10