

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

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

BLDG PERMIT NO. 79338



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Your Bridge to a Better Community

BLDG ADDRESS 2655 B Summerate ASQ. FT. OF PROPOSED BLDGS/ADDITION 2000 #

TAX SCHEDULE NO. 2701-264-34-006 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 2000 #

FILING 1 BLK 1 LOT 6

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 HALL AVE

USE OF EXISTING BUILDINGS Housing

(1) TELEPHONE 243-6471

DESCRIPTION OF WORK & INTENDED USE NEW - TOWN HOME

(2) APPLICANT SAME

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)

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

Manufactured Home (HUD)

(2) TELEPHONE \_\_\_\_\_

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 PR2.5

Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO

Side 7' from PL, Rear 15' from PL

Parking Req'mt 2

Maximum Height 32'

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

CENSUS 16 TRAFFIC 13 ANNEX# \_\_\_\_\_

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 4-24-01

Department Approval Ronnie Edwards

Date 4-24-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O <u>13931</u>
Utility Accounting	<u>Walt</u>	Date	<u>4/24/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

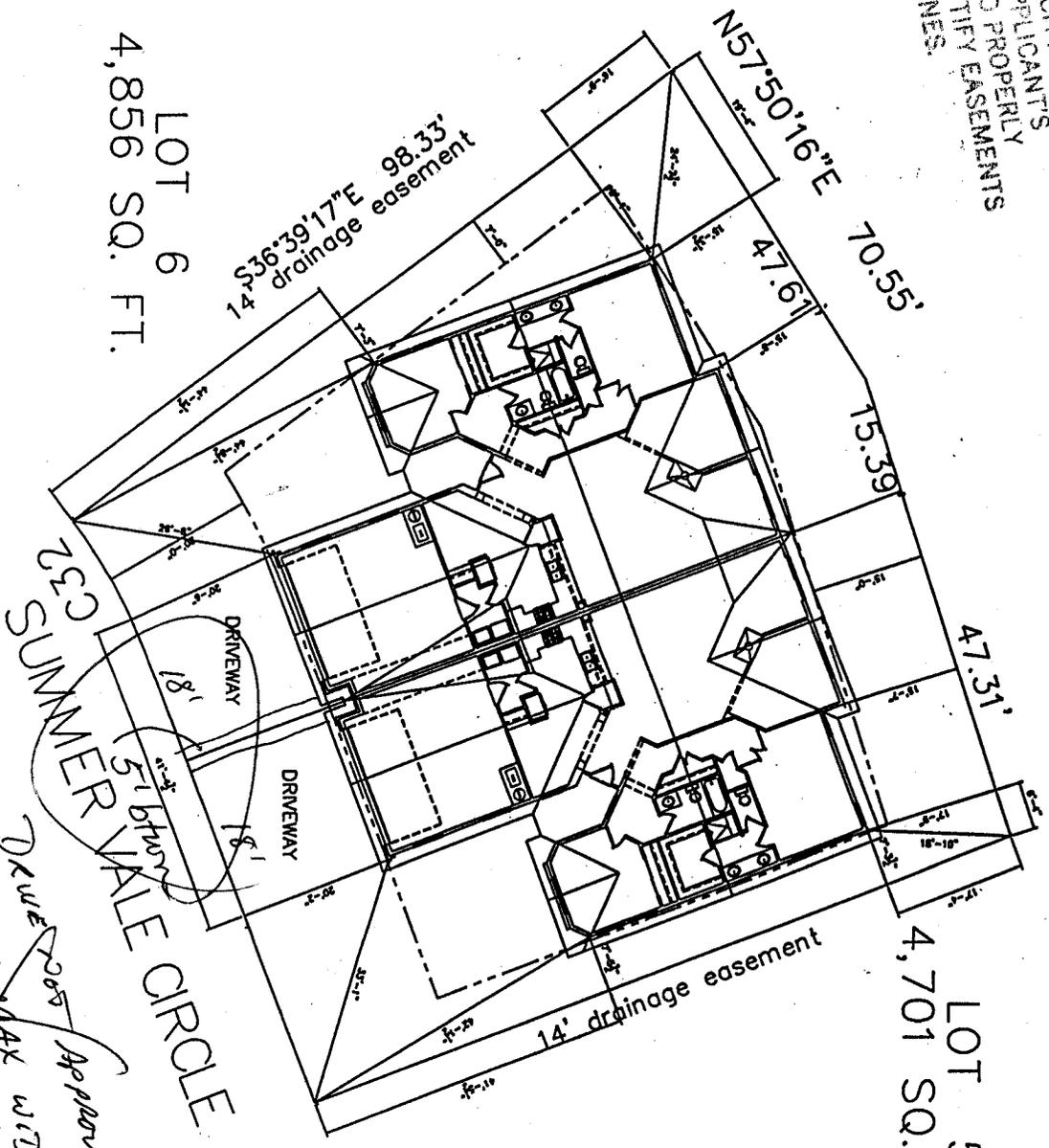
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTICE: THE ACCURACY OF THE SURVEY OR OTHER TO VERIFY RESULTS AND DIMENSIONS ARE TO FACE OF THIN WALLS UNLESS NOTED. WALLS ARE SHOWN AS 3-1/2" THICK FOR 24" WALLS AND 5-1/2" FOR 36" WALLS. THIS PLAN HAS NOT BEEN CHECKED BY AIRBORNE. SEE SEPARATE DIMENSIONS BY OTHERS FOR DIMENSIONING DATA.

ACCEPTED SETBACKS MUST BE MAINTAINED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Bonne* 4/24/01

LOT 6  
4,856 SQ. FT.



LOT 5  
4,701 SQ. FT.

732 SUNNER VALE CIRCLE  
516mm

(b)

DRIVE OK AS  
RECOMMENDED  
4/29/01

DRIVE OK AS  
APPROVED  
30 FT MAX WIDTH ALLOWED,  
OR 5 FT SEPARATION  
BETWEEN DRIVES PER'S