

FEE \$ 10.00
 TCP \$ 5166.161
 SIF \$ 292.00

Account # 2011-001340-42799-30-F100400

PLANNING CLEARANCE

BLDG PERMIT NO. 80963

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 2651 B Summerlake cr SQ. FT. OF PROPOSED BLDGS/ADDITION 2350
 TAX SCHEDULE NO. 2701-264-34-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 2350
 FILING 1 BLK 1 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER LGD Const. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS - USE OF EXISTING BUILDINGS S/F Town Home
 (1) TELEPHONE - 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 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 8-2-2001
 Department Approval C. Foye Johnson Date 8/10/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14192</u>
Utility Accounting	<u>[Signature]</u>		Date <u>8/10/01</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)