

FEE \$ <u>10.00</u>
TCP \$ <u>566.61</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 79340



Your Bridge to a Better Community

BLDG ADDRESS 2655 A Summerdale Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2000 #

TAX SCHEDULE NO. 2701-264-34-005 SQ. FT. OF EXISTING BLDGS 0 -

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

FILING 1 BLK 1 LOT 5 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 Housing

(1) TELEPHONE 243-6471 DESCRIPTION OF WORK & INTENDED USE 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 PR 2.5 Maximum coverage of lot by structures 50%

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 ANN# _____

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 [Signature] 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 No <u>139,30</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/24/01</u>

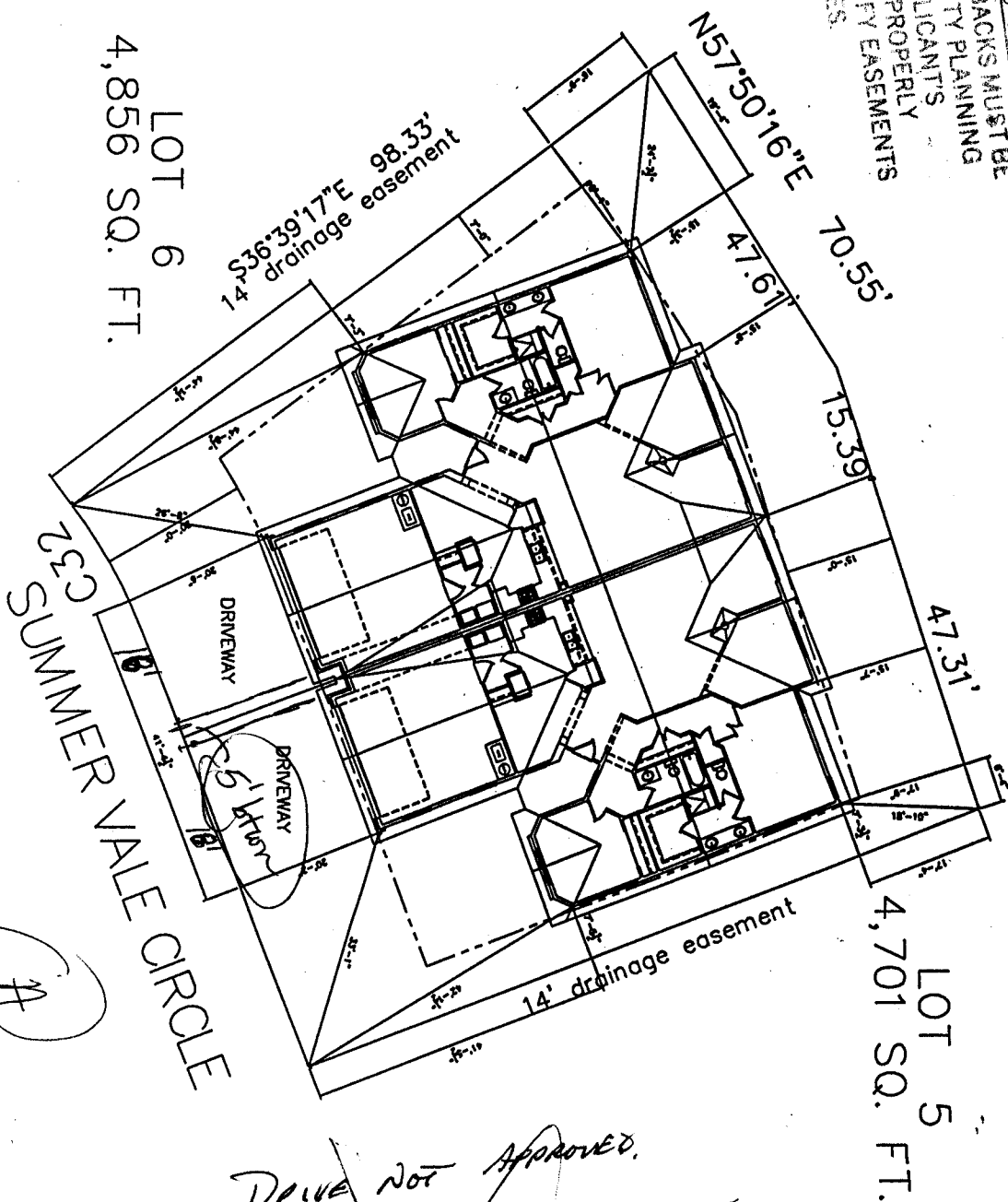
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

BE RESPONSIBLE OF THE BLADE OR OWNER TO VERIFY RECORDS
CONCORDING FROM TO CONSTRUCTION. THESE OFFICE MUST VERIFY
THESE RECORDS AND THE APPLICANT MUST VERIFY THE RECORDS
5' SET BACK FROM ALL WALLS AND 5'-1/2" FROM ALL WALLS
5' SET BACK FROM ALL EXISTING OR ADJACENT. SEE SEPARATE COMMENTS BY OWNER
CONSTRUCTION DATA.

ACCEPTED
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.

Barrie
4/24/01



(A)

~~DRIVE NOT APPROVED.
MIN SHARED WIDTH = 30 FT.
OR,
5 FT SETBACK BETWEEN
DRIVES REQ'D~~

DRIVE OK
AS AMENDED
DRP
4/24/01