

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

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

BLDG PERMIT NO. 83605



Your Bridge to a Better Community

2011-61340-42799-30-F16400

BLDG ADDRESS 2056 Summercrest B. SQ. FT. OF PROPOSED BLDGS/ADDITION 2300 #
 TAX SCHEDULE NO. 2701-241-31-007 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Summerhill TOTAL SQ. FT. OF EXISTING & PROPOSED 2300 #
 FILING 2 BLK 2 LOT 7 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 P.O. Box 1925 USE OF EXISTING BUILDINGS Attached to own home
 (1) TELEPHONE 243-6471 DESCRIPTION OF WORK & INTENDED USE NEW
 (2) APPLICANT LGD Const TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 1925 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 50%
 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 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).

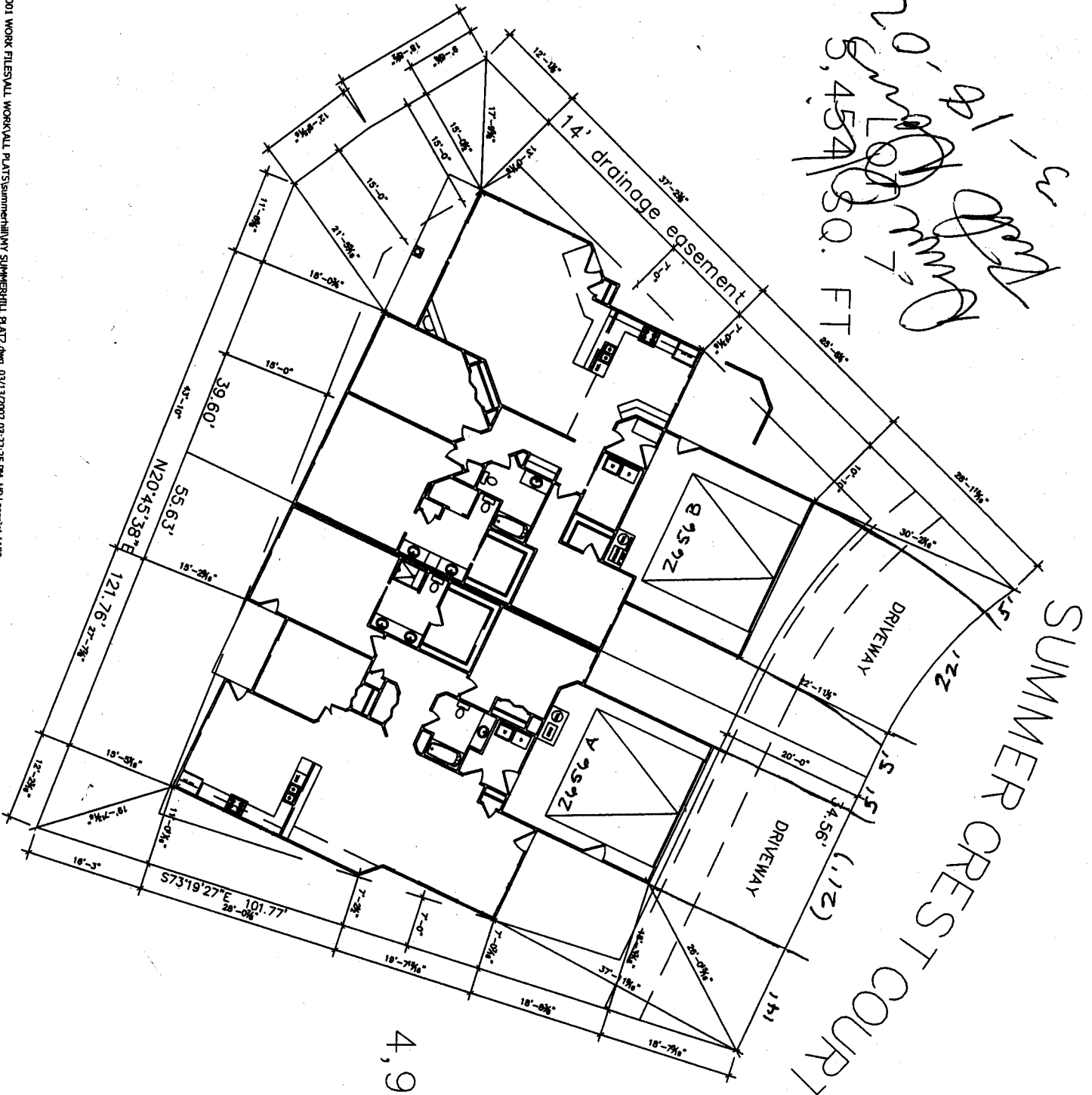
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3-14-2002
 Department Approval [Signature] Date 3-18-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>74665</u>
Utility Accounting <u>[Signature]</u>			Date <u>3-18-02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

*20' of 1'-3" depth
 6,454 SQ. FT*



SUMMER CREST COURT

BLOCK 2 & 7

LOT 6
 4,980 SQ. FT.

ACCEPTED *Deborah Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

