

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

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

BLDG PERMIT NO. 85094



Your Bridge to a Better Community

BLDG ADDRESS 2659 A Summerhill Cr SQ. FT. OF PROPOSED BLDGS/ADDITION 2200

TAX SCHEDULE NO. 2701-264-34-009 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summerhill TOTAL SQ. FT. OF EXISTING & PROPOSED 2200

FILING 1 BLK 1 LOT 9

NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) OWNER LGD Construction

(1) ADDRESS PO Box 1925

USE OF EXISTING BUILDINGS SP/Town Home

(1) TELEPHONE 243-6471

DESCRIPTION OF WORK & INTENDED USE SP/Town Home

(2) APPLICANT DENNIS LUGERO

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS PO Box 1925

(2) TELEPHONE 243-6471

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)
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 JUL 16 2002

Maximum Height 32'

Special Conditions TB

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 7-16-2002

Department Approval [Signature]

Date 7-16-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15110</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7/16/02</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)

SUMMER HILL WA

LOT 10

6,683 SQ. FT.

7-16-02
ACCEPTED *Gayle Henderson*
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.

SUMMER VALE CIRCLE

L11

L12

DRIVE ST
DRIVE DR

C 29

C 28

14' drainage easement

20' landscape easement

44.08'
N42°59'29"W

15'-0"
26.56 B
Summervale Cr.

4.5.00'
N20°44'24"N
91.00'
46.00'
26.56 A
Summervale Cr.

15'-0"
N02°42'03"E
27.87'

LOT 9
5,055 SQ. FT.

