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|--------|--------|
| FEE \$ | 10.00 |
| TCP \$ | 20 |
| SIF \$ | 292.00 |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 84181



Your Bridge to a Better Community

BLDG ADDRESS 2657 A Summerhill SQ. FT. OF PROPOSED BLDGS/ADDITION 2200

TAX SCHEDULE NO. 2201-264-34-007 SQ. FT. OF EXISTING BLDGS 0

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

FILING 1 BLK 1 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 PO Box 1925 USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 243-64711 DESCRIPTION OF WORK & INTENDED USE Attached townhome

(2) APPLICANT LGD Const. 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) 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 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 4-18-2002

Department Approval [Signature] Date 4-23-02

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>14784</u> |
| Utility Accounting | <u>[Signature]</u> | | Date |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

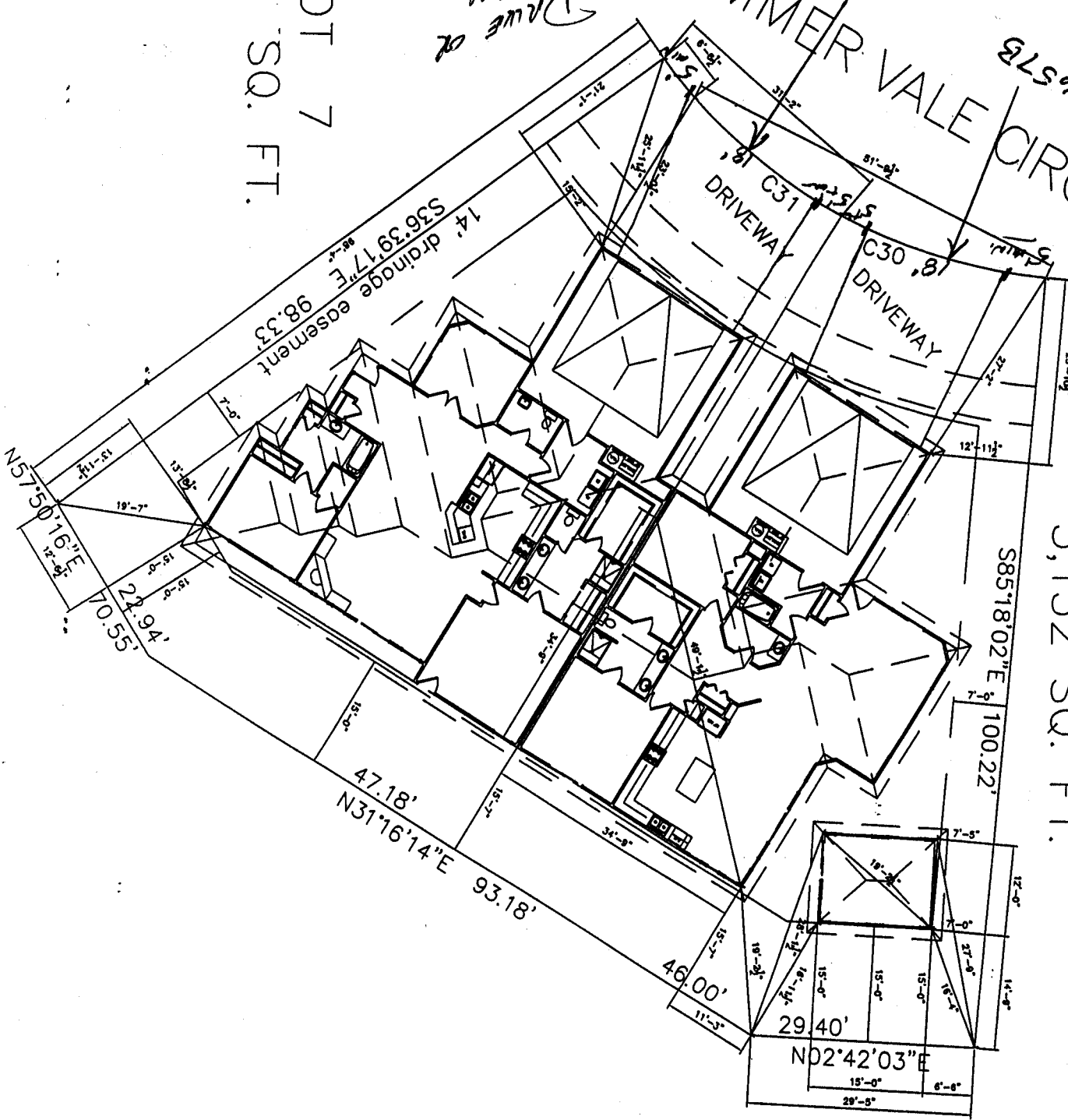
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOT 7
4,961 SQ. FT.

Drive of
4/22/02

2657 A
SUMMER VALE CIRCLE
2657 B

LOT 8
5,132 SQ. FT.



4-23-02
Pat Rudman
SEAL JACKS MUST BE
PLANNING
RESPONSIBILITY TO PROPERTY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.