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

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

BLDG PERMIT NO. 85095



Your Bridge to a Better Community

BLDG ADDRESS 2659 B Summerhite CR SQ. FT. OF PROPOSED BLDGS/ADDITION 2200

TAX SCHEDULE NO. 2701-264-34-010 SQ. FT. OF EXISTING BLDGS 0

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

FILING 1 BLK 1 LOT 10 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 0

(1) TELEPHONE 243-6471 DESCRIPTION OF WORK & INTENDED USE SF/Town Home

(2) APPLICANT DENNIS LUCCRO TYPE OF HOME PROPOSED:  
 Site Built  Manufactured  Other (please specify) Mobile Home

(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 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>15111</u> |
| Utility Accounting                                     | <u>[Signature]</u>                      |                             | Date <u>7/16/02</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)

SUMMER HILL WA

LOT 10  
6,683 SQ. FT.

7-16-02 *Gayle Henderson*  
**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.

SUMMER VALE CIRCLE

L11

L12

C28 DRIVE

*Old water*

C29

DRIVE WAY

PAVE W/RT

N44°08' W  
N42°59'29" W

2656 B  
SUMMERVALE CR.

2656 A  
SUMMERVALE CR.

N20°44'24" W

91.00'  
46.00'

14' drainage easement

N02°42'03" E  
27.87'

LOT 9  
5,055 SQ. FT.

