

2011-61340-42-199-30-
F16400

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

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

BLDG PERMIT NO. 90223



Your Bridge to a Better Community

BLDG ADDRESS 856 Lanai SQ. FT. OF PROPOSED BLDGS/ADDITION ~~2925~~ 3,829
TAX SCHEDULE NO. 2701-266-33-002 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 3,829
FILING 2 BLK 2 LOT 2 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER GARY + LISA VANCLEAVE NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 3019 S. RONLIN GJ 81504 USE OF EXISTING BUILDINGS Residence
(1) TELEPHONE 970-434-4813 DESCRIPTION OF WORK & INTENDED USE New
(2) APPLICANT Lisa VanCleave TYPE OF HOME PROPOSED:
(2) ADDRESS 3019 S. Ronlin GJ 81504 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 970-434-4813 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 30%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater
Side 10' from PL, Rear 30' from PL Parking Req'mt 2
Maximum Height 32' Special Conditions _____
CENSUS _____ TRAFFIC _____ 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 C. Faye Johnson Date 7/2/03
Department Approval Lisa VanCleave Date 7/2/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O # <u>16264</u>
Utility Accounting <u>D. K. ...</u>		Date	<u>7-2-03</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)

