

FEE \$ 10.00
TCP \$ 566.00
SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 88114



Your Bridge to a Better Community

Account # 2011-61340-42799-30-File400

BLDG ADDRESS 2660A Summercrest SQ. FT. OF PROPOSED BLDGS/ADDITION 2232 #

TAX SCHEDULE NO. 2701-261-31-010 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 2232 #

FILING 1 BLK 102 LOT 210

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 townhome

(1) TELEPHONE 243-6471

DESCRIPTION OF WORK & INTENDED USE ATTACHED TOWNHOME

(2) APPLICANT LGD Construction

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 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 X NO _____

Side 7' from PL, Rear 15' from PL

Parking Req't 2

Maximum Height 32'

Special Conditions _____

CENSUS 10 TRAFFIC 13 ANNX# _____

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 2-12-2003

Department Approval [Signature]

Date 2/18/03

Additional water and/or sewer tap fee(s) are required:	YES <u>/</u>	NO	W/O No. <u>15730</u>
Utility Accounting <u>[Signature]</u>		Date	<u>2/18/03</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)

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 88115



Your Bridge to a Better Community

Account # 2011-021340-42799-30-File/100

BLDG ADDRESS 2660 B Summercrest SQ. FT. OF PROPOSED BLDGS/ADDITION 2161 A

TAX SCHEDULE NO. 2701-261-31-011 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2161 A

FILING 1 BLK 2 LOT 11

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 _____

(1) TELEPHONE 243-6471

DESCRIPTION OF WORK & INTENDED USE ATTACHED townHome

(2) APPLICANT LGD Construction

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

(2) ADDRESS P.O. 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 X NO _____

Side 7' from PL, Rear 15' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions _____

CENSUS 16 TRAFFIC 13 ANNX# _____

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Applicant Signature [Signature]

Date 2-12-2003

Department Approval [Signature]

Date 2/18/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15431</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/18/03</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)

NOTICE:
IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.

SUMMERHILL

BLOCK 2

LOT 11
5,053 SQ. FT.

LOT 10
4,117 SQ. FT.

Accepted
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENT
AND PROPERTY LINES

