

2011-61340-42799-30-F16400

FEE \$ 10.00
TCP \$ 500.00
SIF \$ 292.00

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

BLDG PERMIT NO. 87654



Your Bridge to a Better Community

BLDG ADDRESS 2663 B Summercrest CR SQ. FT. OF PROPOSED BLDGS/ADDITION 2514
 TAX SCHEDULE NO. 2701-261-31-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 1 BLK 2 LOT #1 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 P.O. Box 1925 USE OF EXISTING BUILDINGS 5/F Attached
 (1) TELEPHONE 243-6471 DESCRIPTION OF WORK & INTENDED USE SE/Attached
 (2) APPLICANT LGD Const. 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) AIN

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 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required YES 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 _____ TRAFFIC _____ 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 1-4-2003
 Department Approval [Signature] Date 1/10/03

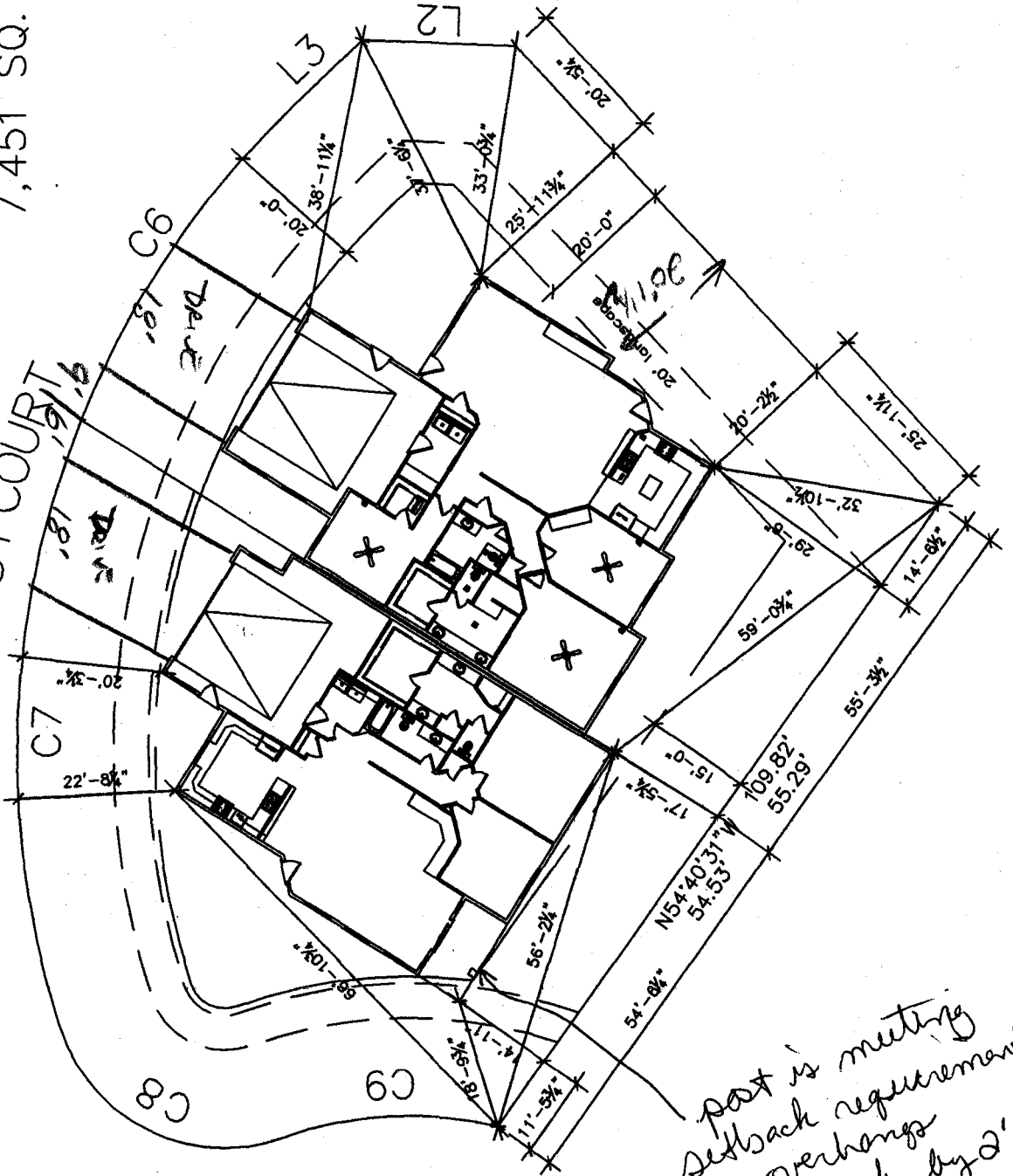
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>5618</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/10/03</u>		

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)

LOT 2
6,571 SQ. FT.

SUMMER CREST COURT
LOT 1
7,451 SQ. FT.



part is meeting
setback requirement
Roof overhangs
into setback by 2'

1/10/03

ACCEPTED *C. J. Taylor*
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

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1/8/03