

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

2011-61340-42799-30-F 16400
PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 90040



Your Bridge to a Better Community

BLDG ADDRESS 2664 A Summercrest CT SQ. FT. OF PROPOSED BLDGS/ADDITION 22007
 TAX SCHEDULE NO. 2701-261-31-014 SQ. FT. OF EXISTING BLDGS -0-
 SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 2200
 FILING 1 BLK 2 LOT 14 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 6FF - Town Home
 (1) TELEPHONE 243-6471 DESCRIPTION OF WORK & INTENDED USE SF - Town Home
 (2) APPLICANT SAME TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ 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 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 _____ 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 6-25-2003
 Department Approval [Signature] Date 6/25/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16225</u>
Utility Accounting <u>[Signature]</u>		Date <u>6/25/03</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)

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2011-01340-42799-30-F 16400

PLANNING CLEARANCE

BLDG PERMIT NO. 90040

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 2664 A Summercrest CT SQ. FT. OF PROPOSED BLDGS/ADDITION 22007

TAX SCHEDULE NO. 2701-261-31-014 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 2200

FILING 1 BLK 2 LOT 14

(1) OWNER LGD Construction

(1) ADDRESS P.O. Box 1925

(1) TELEPHONE 243-6471

(2) APPLICANT SAME

(2) ADDRESS _____

(2) TELEPHONE _____

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS SF-Town Home

DESCRIPTION OF WORK & INTENDED USE SF-Town Home

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 PD

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 NO

Side 7' from PL, Rear 15' from PL

Parking Req'mt 2

Maximum Height 30'

Special Conditions _____

CENSUS _____ TRAFFIC _____ ANN# _____

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Applicant Signature [Signature]

Date 6-25-2003

Department Approval [Signature]

Date 6/25/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16225</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/25/03</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

2011-61340-42799-30-716400
PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 90041



Your Bridge to a Better Community

BLDG ADDRESS 2664 B Summercrest SQ. FT. OF PROPOSED BLDGS/ADDITION 2200

TAX SCHEDULE NO. 2701-261-031-015 SQ. FT. OF EXISTING BLDGS -0-

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

FILING 1 BLK 2 LOT 15

(1) OWNER LGD Construction

(1) ADDRESS P.O. Box 1925

(1) TELEPHONE 243-6471

(2) APPLICANT _____

(2) ADDRESS _____

(2) TELEPHONE _____

NO. OF DWELLING UNITS:
 Before: -0- After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: -0- After: 1 this Construction

USE OF EXISTING BUILDINGS —

DESCRIPTION OF WORK & INTENDED USE S/F TOWN HOME

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 PD

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 _____ 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).

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Applicant Signature [Signature] Date 6-28-2007

Department Approval [Signature] Date 6/25/03

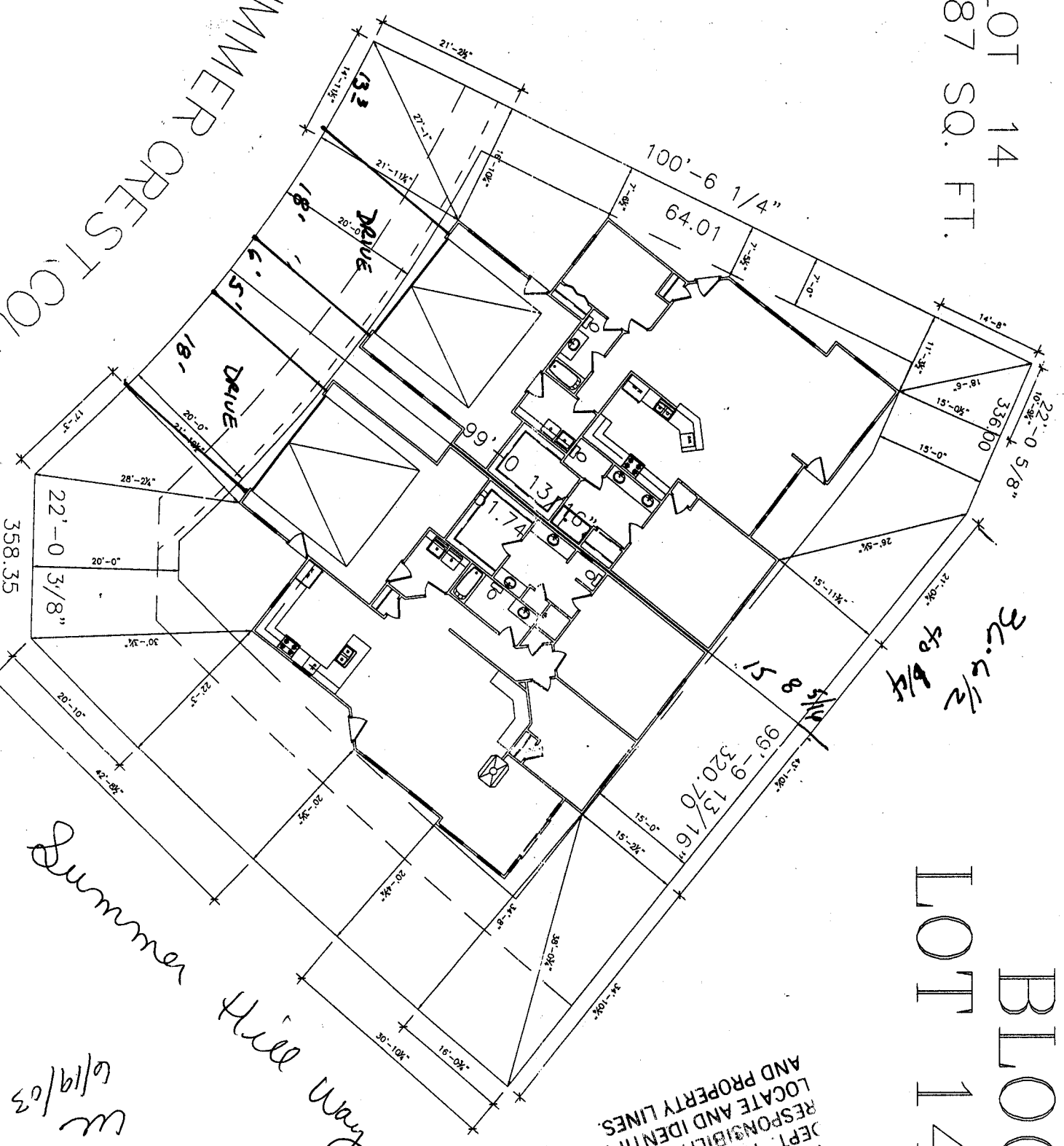
Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>16226</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6/25/03</u>

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 14
87 SQ. FT.

BLOCK 2
LOT 14 & 15



ACCEPTED
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.
 DEPT. IT IS THE APPLICANTS
 APPROVED BY THE CITY PLANNING
 ANY CHANGE OF SETBACKS MUST BE

LOT 15
 930 SQ. FT.

Summer Hill Way 5,930 SQ. FT.

W/19/03
 W/25/03