

2011-61340-42799-30-F16400

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

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 87655



Your Bridge to a Better Community

BLDG ADDRESS 7663 A Summercrest CR SQ. FT. OF PROPOSED BLDGS/ADDITION 2201 #  
TAX SCHEDULE NO. 2701-261-31-002 SQ. FT. OF EXISTING BLDGS -0-  
SUBDIVISION Summerhill TOTAL SQ. FT. OF EXISTING & PROPOSED 2201 #  
FILING 1 BLK 2 LOT 2 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER LGD Lovat 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 SIF Attached  
(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 \_\_\_\_\_ 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	W/O No. <u>156619</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)

