

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

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

BLDG PERMIT NO. 90507



Your Bridge to a Better Community

ACCOUNT # 2011-01340-42799-30-FILE400

BLDG ADDRESS 846 Summer Street SQ. FT. OF PROPOSED BLDGS/ADDITION 2400

TAX SCHEDULE NO. 2701-264-40-005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 2400

FILING 4 BLK 1 LOT 5

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 S/F ATTACHED

(1) TELEPHONE 250-9614

DESCRIPTION OF WORK & INTENDED USE NEW CONST

(2) APPLICANT SAME

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

(2) ADDRESS _____

(2) TELEPHONE _____

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
 Engineered foundation required based upon
 Special Conditions lot specifics geotech investigations.

Maximum Height 32'

CENSUS B 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 7-21-2003

Department Approval [Signature]

Date 7/28/03

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>16362</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7/28/03</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)

SUMMER SAGE CT

LOT 5
0.141 AC.

LOT 6
0.141 AC.

ACCEPTED
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.

7/28/03
Chris Wilson

per
lev
22-7/22/03
-7 1/2"

