

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

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

BLDG PERMIT NO. 91396



Your Bridge to a Better Community

2011-61340-42799-30-FILE400

BLDG ADDRESS 852 Summer St SQ. FT. OF PROPOSED BLDGS/ADDITION 2500 #

TAX SCHEDULE NO. 2701-264-40-009 SQ. FT. OF EXISTING BLDGS 0 -

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

FILING 4 BLK 1 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 - After: 1 this Construction

(1) OWNER LD 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 S/F TOWN HOME

(2) APPLICANT SAME TYPE OF HOME PROPOSED:

(2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE _____ _____ 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

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 15' from PL

Maximum Height 32'

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES X NO _____

Parking Req'mt 2

Special Conditions Engineered Foundation

CENSUS B 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 9-22-2002

Department Approval 76. Gaylen Henderson Date 9-24-03

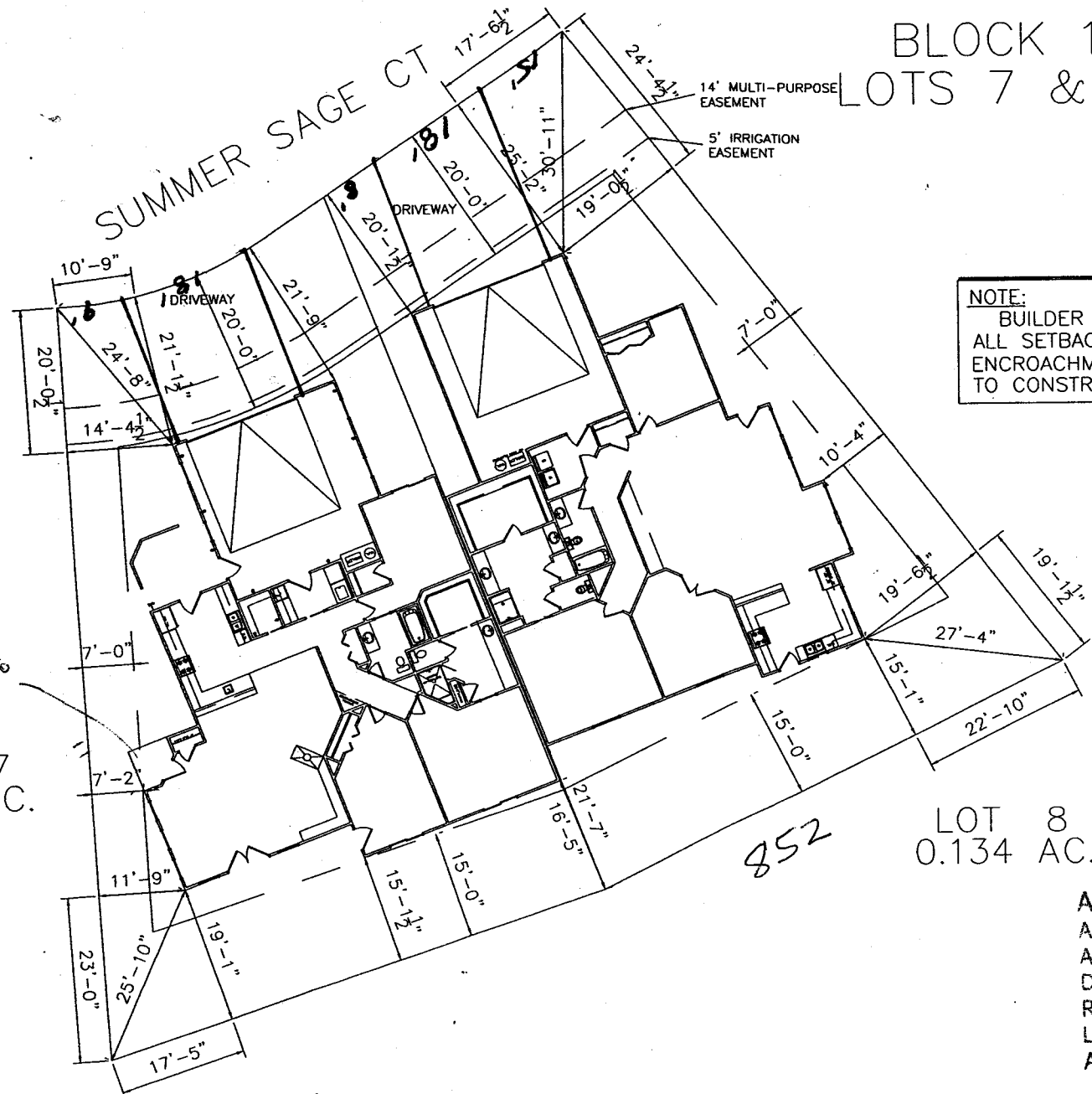
Additional water and/or sewer tap fee(s) are required: <u>YES</u>	NO	W/O No. <u>16593</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/24/03</u>	

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)

BLOCK 1 LOTS 7 & 8

gpc
uc
9/29/03



*roof overhang
12"-14"*

852

9-24-03 *Gayleen Henderson*
 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.