

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

2011-61340-42799-30-File 400  
**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 854 Summer Sage Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2400 #

TAX SCHEDULE NO. 2701-264-40-00<sup>010</sup> SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

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

FILING 4 BLK 1 LOT 9

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 \_\_\_\_\_

(1) TELEPHONE 243-6471

DESCRIPTION OF WORK & INTENDED USE SF/Townhome

(2) APPLICANT SAME

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

(2) ADDRESS \_\_\_\_\_

\_\_\_\_\_ 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 RD

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 Engineered Foundation

CENSUS B TRAFFIC Required 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 12-19-2003

Department Approval [Signature]

Date 12/23/03

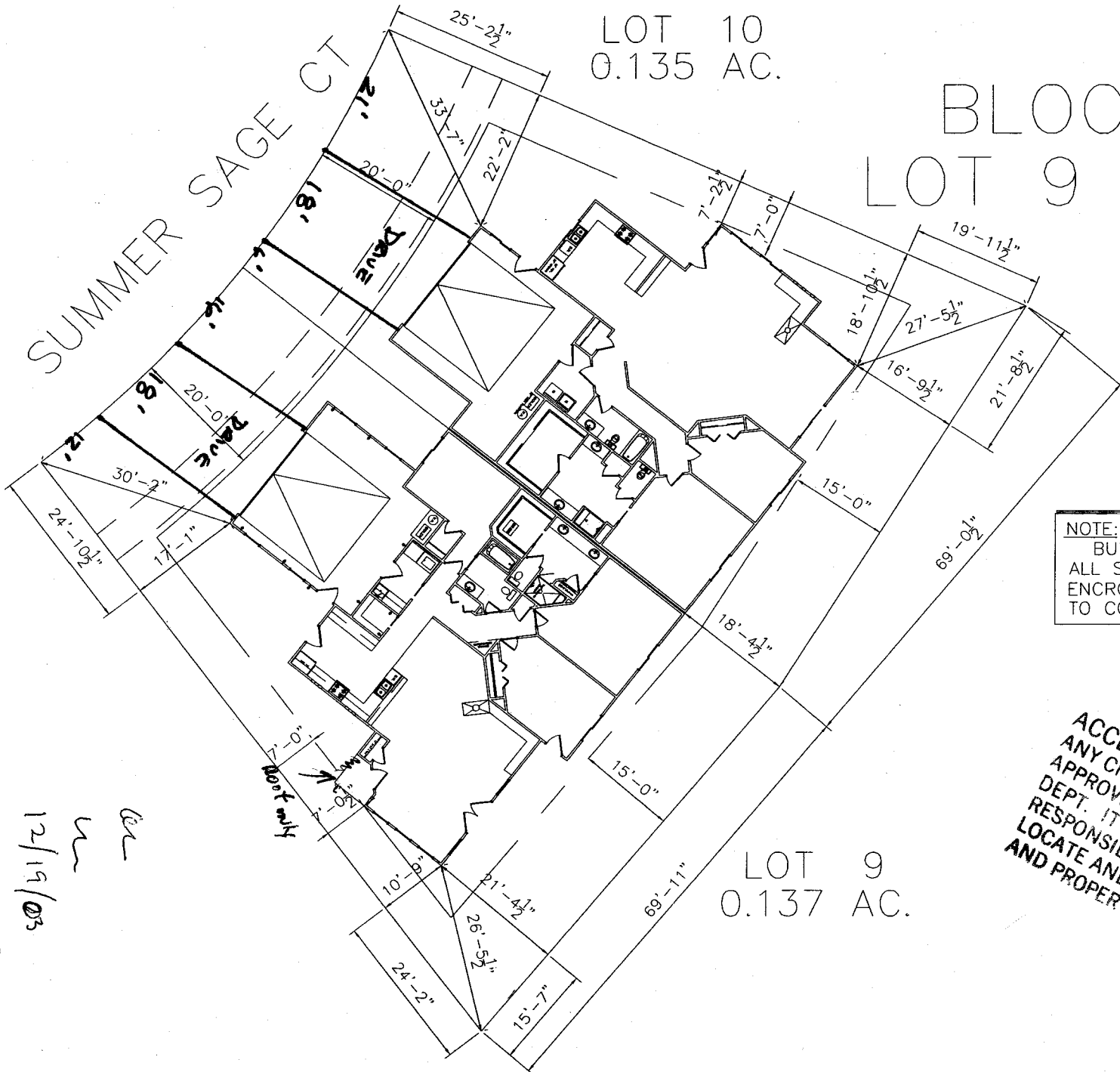
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16848</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/23/03</u>

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 10  
0.135 AC.

BLOCK 1  
LOT 9 & 10



**NOTE:**  
 BUILDER TO VERIFY  
 ALL SETBACK AND EASEMENT  
 ENCROACHMENTS PRIOR  
 TO CONSTRUCTION

ACCEPTED *Cy 12/23/03*  
*Jane Hall*  
 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

LOT 9  
0.137 AC.

12/19/03  
w  
bc