

2011-61340-42799-30-FILE400

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

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

BLDG PERMIT NO. 90734



Your Bridge to a Better Community

BLDG ADDRESS B55 Summer Stage CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2400 #

TAX SCHEDULE NO. 2701-264-40-003 SQ. FT. OF EXISTING BLDGS 0-

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

FILING 4 BLK 1 LOT 2 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 SF/TOWN HOME

(1) TELEPHONE 250-9614 DESCRIPTION OF WORK & INTENDED USE NEW

(2) APPLICANT LGD Const. 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 FD Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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 Geotechnical investigation Required

CENSUS B TRAFFIC _____ ANNX# _____

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 8-5-2003

Department Approval [Signature] Date 8-7-03

| | | | |
|--|--------------------|----|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>16407</u> |
| Utility Accounting | <u>[Signature]</u> | | Date <u>8/2/03</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)

8-7-03 *Gayleen Henderson*

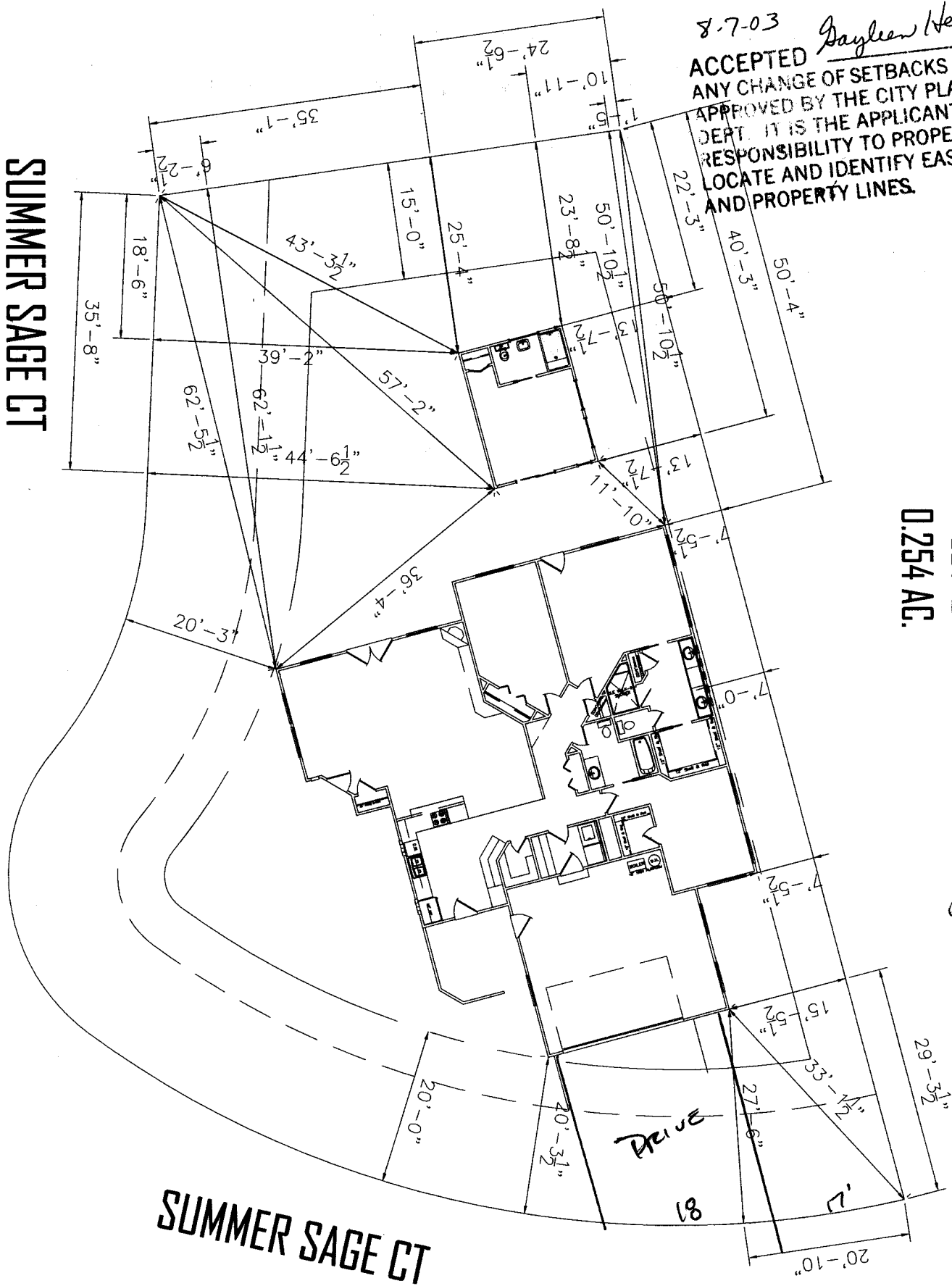
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SUMMER SAGE CT

BLOCK 1

LOT 2
0.254 AC.

ole
u
8/5/03



SUMMER SAGE CT