

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. _____

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Your Bridge to a Better Community

BLDG ADDRESS 862 Summer Sage SQ. FT. OF PROPOSED BLDGS/ADDITION 2500 #
 TAX SCHEDULE NO. 2701-26440-014 SQ. FT. OF EXISTING BLDGS - 0 -
 SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 2500 #
 FILING 4 BLK 1 LOT 13 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 SF/Townhome
 (1) TELEPHONE 250-9614 DESCRIPTION OF WORK & INTENDED USE SF/Townhome
 (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 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 Parking Req'mt 2
 Side 7' from PL, Rear 15' from PL Special Conditions _____
 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 9-16-04
 Department Approval [Signature] Date 9/20/04

Additional water and/or sewer tap fee(s) are required:	YES <u>[Signature]</u>	NO	W/O No. <u>17611</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9/20/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

- NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHER WISE NOTED.
 4. WALLS ARE DRAWN AS 3-1/2" THICK FOR 2x4 WALLS AND 3-1/2" FOR 2x6 WALLS
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

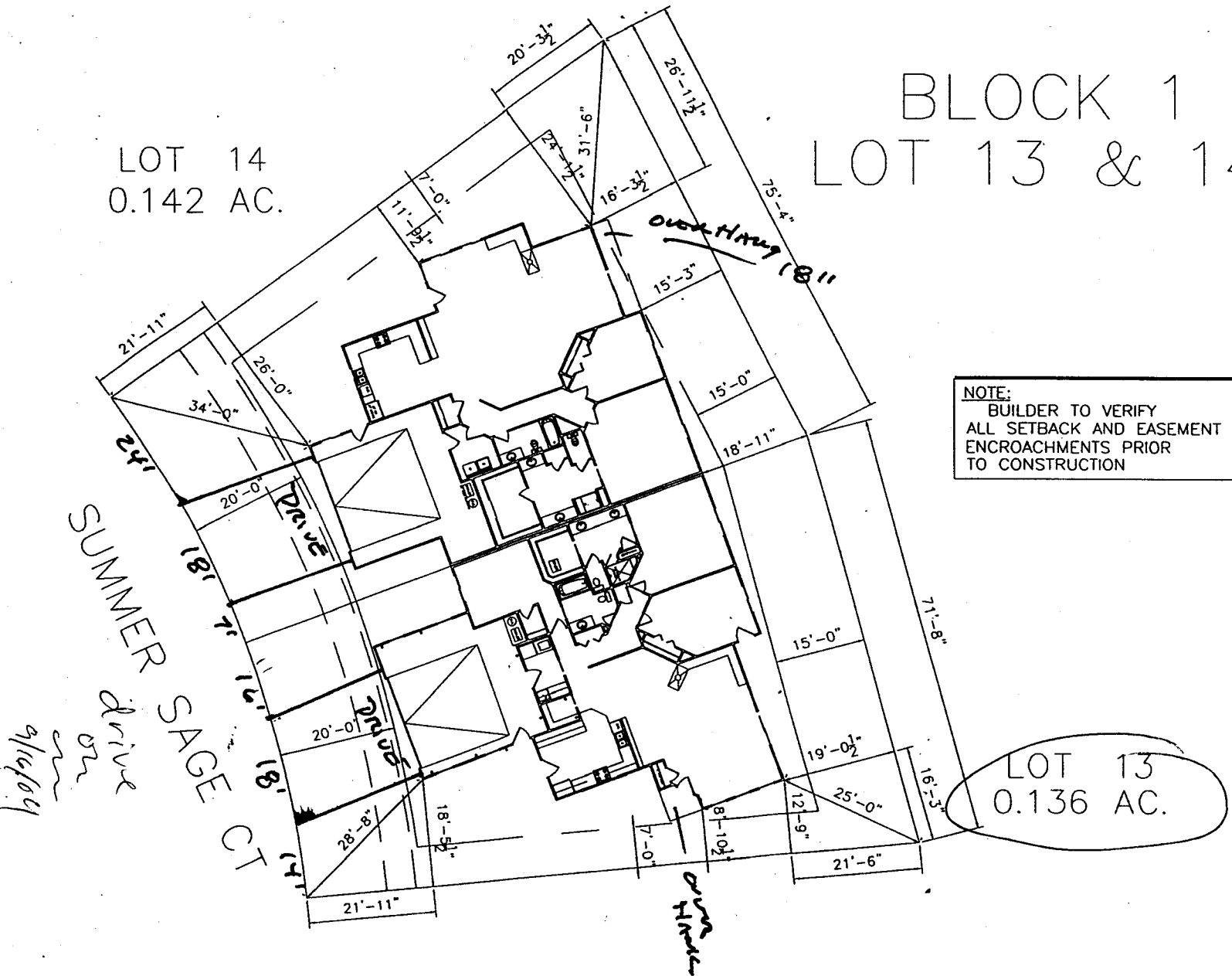
LOT 14
0.142 AC.

BLOCK 1
LOT 13 & 14

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.

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

LOT 13
0.136 AC.



SUMMER SAGE CT
drive on
9/14/04

9/20/04
Cheryl Hall