

FEE \$ 100
 TCP \$ 500
 SIF \$ 292

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2604 Summer Bndlet No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2701-261-45-008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 26004
 Subdivision Summer Hill Sq. Ft. of Lot / Parcel 59004
 Filing 5 Block 2 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 30004
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name LGD Const. Inc
 Address Box 1925
 City / State / Zip 65-Lo 81502

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): TOWN HOME

APPLICANT INFORMATION:

Name LGD Const. Inc
 Address Box 1925
 City / State / Zip 65-Lo
 Telephone 81502

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 - RR/AG Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 15' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions Eng. foundation req'd.
 Voting District _____ Driveway Location Approval RAV See recorded plat for additional requirements.
 (Engineer's Initials)

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 12-4-05
 Department Approval [Signature] Date 12-7-05

Additional water and/or sewer tap fee(s) are required YES NO W/O No. 18617
 Utility Accounting [Signature] Date 12/7/05

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

