

FEE \$	10.00/
TCP \$	1588.00
SIF \$	460.00

500.00 90A
PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 876 Summer Bend Ct
 Parcel No. 2701-261-45-014
 Subdivision Summerhill
 Filing 5 Block 2 Lot 14

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2500
 Sq. Ft. of Lot / Parcel 7073
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3000
 Height of Proposed Structure 16

OWNER INFORMATION:

Name LGD Construction
 Address P.O. Box 1925
 City / State / Zip GJ Co 81502

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): TOWNHOME

APPLICANT INFORMATION:

Name LGD Const
 Address P.O. Box 1925
 City / State / Zip GJ Co 81502
 Telephone 243-6471

*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 <u>PD</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>4</u> NO _____
Side <u>7</u> from PL Rear <u>15</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32</u>	Special Conditions <u>Eng Found Req.</u>
Voting District <u>D</u> Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	<u>See plot for further instructions</u>

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 12-29-06
 Department Approval [Signature] Date 1-5-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19915</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/5/07</u>

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)

