

FEE \$ 10⁰⁰
 TCP \$ 2554⁰⁰ / 589
 SIF \$ 460⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Zoning Approval

PERM DRAFT
 Building Address 2664 Summerhill Ct
 Parcel No. 2701-261-47-001
 Subdivision Summerhill Filing #6
 Filing 6 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2700
 Sq. Ft. of Lot / Parcel 6250 6272.64
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3160 4970
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name LGD Construction Inc
 Address P.O. Box 1925
 City / State / Zip CJ. CO 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name LGD Construction Inc
 Address P.O. Box 1925
 City / State / Zip CJ. CO 81502
 Telephone 250-9614

***TYPE OF HOME PROPOSED:**

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

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NOTES: ~~FEES DEFERRED~~

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 PLANNING 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>X</u> NO _____
Side <u>7'</u> from PL Rear <u>15'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>32'</u>	Parking Requirement <u>2</u>
Voting District <u>B</u> Driveway Location Approval <u>PD</u> (Engineer's Initials)	Special Conditions <u>engineered foundation req'd</u>

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with 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 2-16-2010
 Planning Approval PD [Signature] Date 2-17-2010

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Additional water and/or sewer tap fee(s) are required: YES NO <u>X</u> W/O No. <u>21618</u>
Utility Accounting <u>[Signature]</u> Date <u>10/4/10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)