

~~DEFERRED FEES~~

BLDG PERMIT NO. 10-01221

FEE \$	10.00
TCP \$	257.50
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

act # ZONING APPROVAL

Public Works & Planning Department

TCP: 2011-61340-42799-30-F16400

Building Address 2665 Summer Hill Ct
 Parcel No. 2701-261-47-026
 Subdivision Summer Hill
 Filing 6 Block 1 Lot 26

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1995
 Sq. Ft. of Lot / Parcel 6,316
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2845
 Height of Proposed Structure less than 35'

OWNER INFORMATION:

Name PARADISE Hills Properties, LLC
 Address 1015 N. 7th Street
 City / State / Zip CO, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name HIGH PERFORMANCE HOMES, LLC
 Address 3168 Cross Canyon Ln
 City / State / Zip CO, CO 81504
 Telephone 970-216-8419

*TYPE OF HOME PROPOSED:

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

NOTES: Special TCP may apply
Engineered foundation required

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>15'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>32'</u>	Parking Requirement <u>2</u>
Voting District <u>B</u>	Special Conditions <u>Engineered Foundation Req'd</u>
Driveway Location Approval <u>PP</u> (Engineer's Initials)	

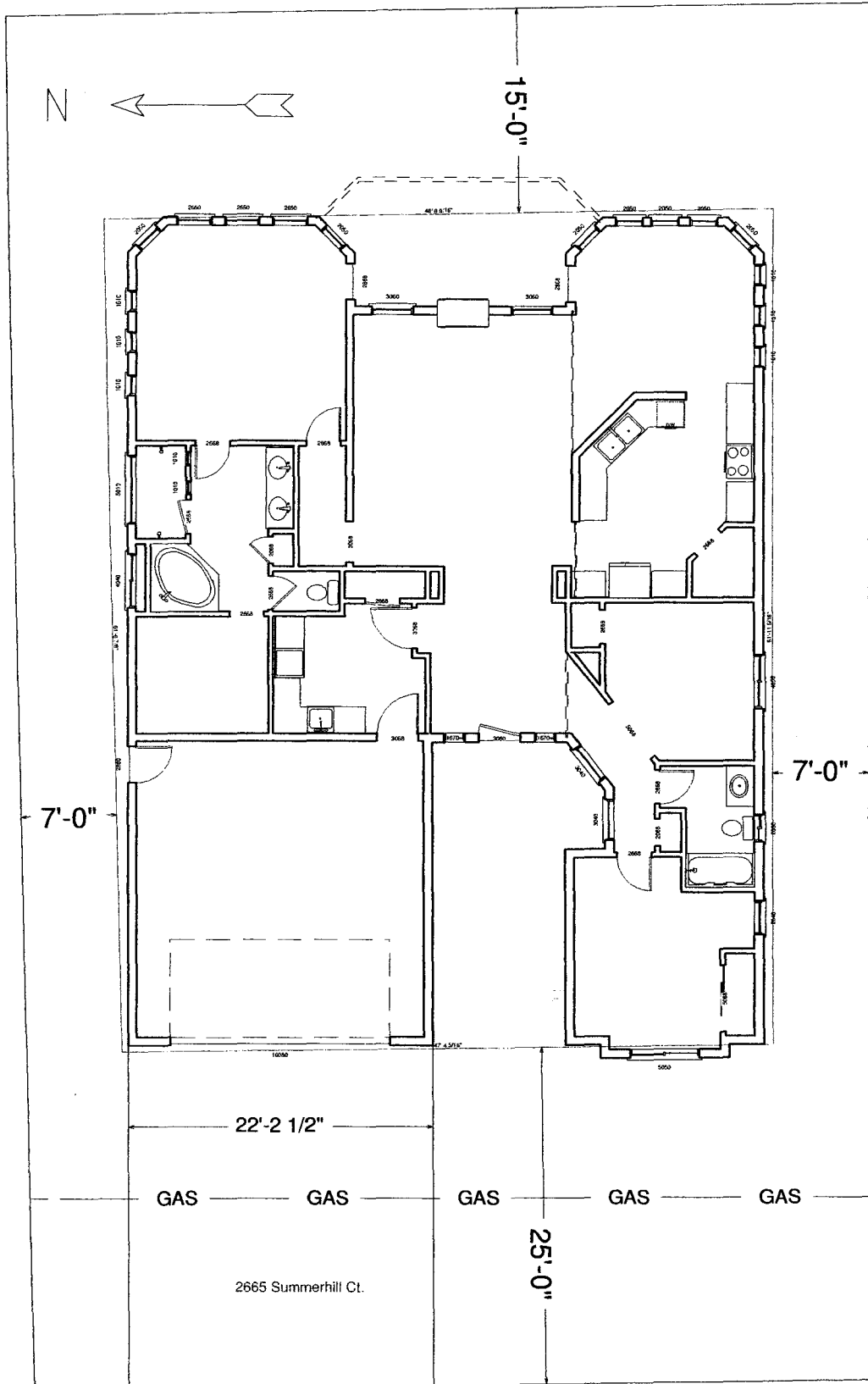
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with 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 4/29/10
 Planning Approval PD [Signature] Date 5-3-10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21696</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/11/10</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)



Summerhill Ct

S-3-10
 PD Gayleen Henderson

ACCEPTED
 ANY CHANGES OR REVISIONS MUST BE
 APPROVED BY THE CITY ENGINEER
 BEFORE ANY CONSTRUCTION BEGINS
 DATE: 05/12/10