

PCR-2011-513

Deferred Fees

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

PLANNING CLEARANCE

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

BLDG PERMIT NO. _____

Zoning Approval

per Dave T

CO= 10-00361 066698 SSV COV

Building Address 2666 Summerhill Ct No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2701-261-47-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2700

Subdivision Summerhill Filings #6 Sq. Ft. of Lot / Parcel 6250-6229.08

Filing 6 Block 1 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3100 49%

OWNER INFORMATION:

Name LGD Construction Inc

Address P.O. Box 1925

City / State / Zip CO. 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 CO. CO 81502

Telephone 250-9614

*TYPE OF HOME PROPOSED:

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

PAID

DEC 02 2010

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>20'10"</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____	
Side <u>7'3"</u> from PL Rear <u>15'10"</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>	Special Conditions <u>engineered foundation req'd</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 2-16-2010

Planning Approval PD Lydia Regule Date 2-17-2010

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 21618

Utility Accounting Found Date 3/18/11

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)

123.79' N58°35'55"E

61.06'

62.72'

15'-0" SETBACK

7'-0" SETBACK

99.40' S31°34'09"E

100.67' S32°24'16"E

100.74' S31°24'05"E

LOT 2

2666

LOT 1

2664

20'-2"

14'-0" EASEMENT

20'-2"

20'-0" SETBACK

OK
Dr. Reynolds, 2/16/10
for

18'-0"
12'-10 1/2"
18'-0"

Summerhill Ct.

ACCEPTED *[Signature]* 2/22/10
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROTECT ALL CITY AND COUNTY EASEMENTS AND SETBACKS.

Checked by *Lydia Reynolds*