

FEE \$ 10.00  
 TCP \$ 500.00  
 SIF \$ 292.00

**PLANNING CLEARANCE**

BLDG PERMIT NO. \_\_\_\_\_

(Single Family Residential and Accessory Structures)  
**Community Development Department**

acct# 2011-61340-42799-30-F16400

Building Address 858 Summer Side No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2701-264-40-012 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1896+500  
 Subdivision Summer Hill Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing 4 Block 1 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2396

**OWNER INFORMATION:**

Name LGD Construction  
 Address P.O. Box 1925  
 City / State / Zip G.S. 6 81501

**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.  
 Address P.O. Box 1925  
 City / State / Zip 81501  
 Telephone 250-9614

**\*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 PD Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 0' attached sides from PL Rear 15' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32' Special Conditions Ltr from Lic Eng. Reg'd  
 Voting District B Driveway Location Approval [Signature] Expiration Date 6-18-05  
(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 6-16-2004  
 Department Approval [Signature] Date 6/18/04

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>17329</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/18/04</u>		

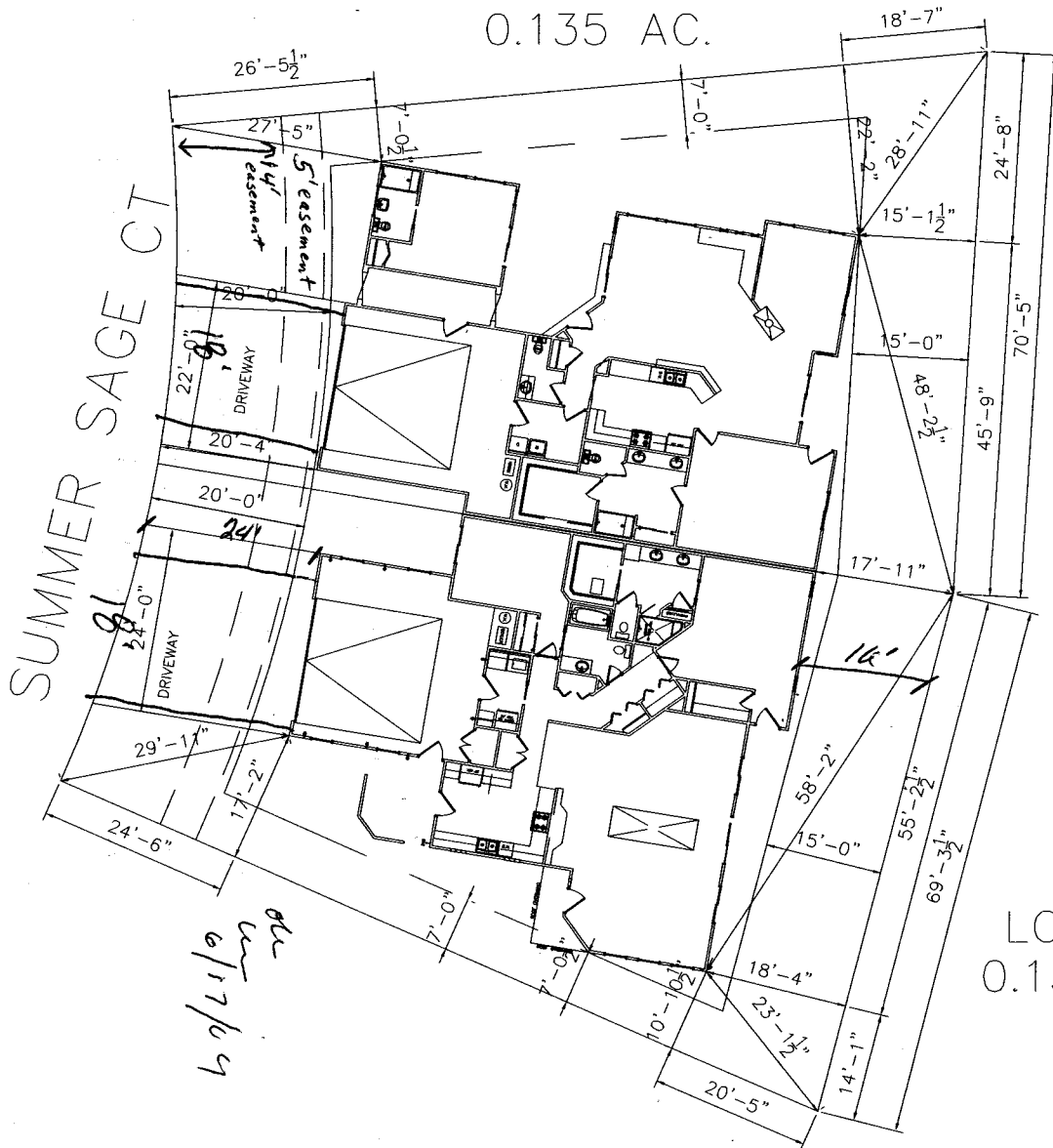
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) one year (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTICE:

1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
3. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. WALLS ARE DRAWN AS 3-1/2" THICK FOR 2x4 WALLS AND 3-1/2" FOR 2x6 WALLS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

LOT 12  
0.135 AC.

BLOCK 1  
LOT 11 & 12



NOTE:  
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

LOT 11  
0.133 AC.

ACCEPTED *Michelle Hoover* 6-18-09  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

