

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 866 Summer Sage Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2400 #
 TAX SCHEDULE NO. 2701-26440-016 SQ. FT. OF EXISTING BLDGS 0 -
 SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 2400 #
 FILING 4 BLK 1 LOT 15 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER LGD Const. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS P.O. Box 1925 USE OF EXISTING BUILDINGS S/F - Town Home
 (1) TELEPHONE 250-9614 DESCRIPTION OF WORK & INTENDED USE New Const. - SIF
 (2) APPLICANT SAME TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 _____
 or _____ from center of ROW, whichever is greater
7'-0' attached side Parking Req't 2
 Side 0' from PL, Rear 15' from PL Special Conditions Engineered Foundations Req'd
 Maximum Height 32' CENSUS _____ TRAFFIC _____ ANN# _____
B

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).

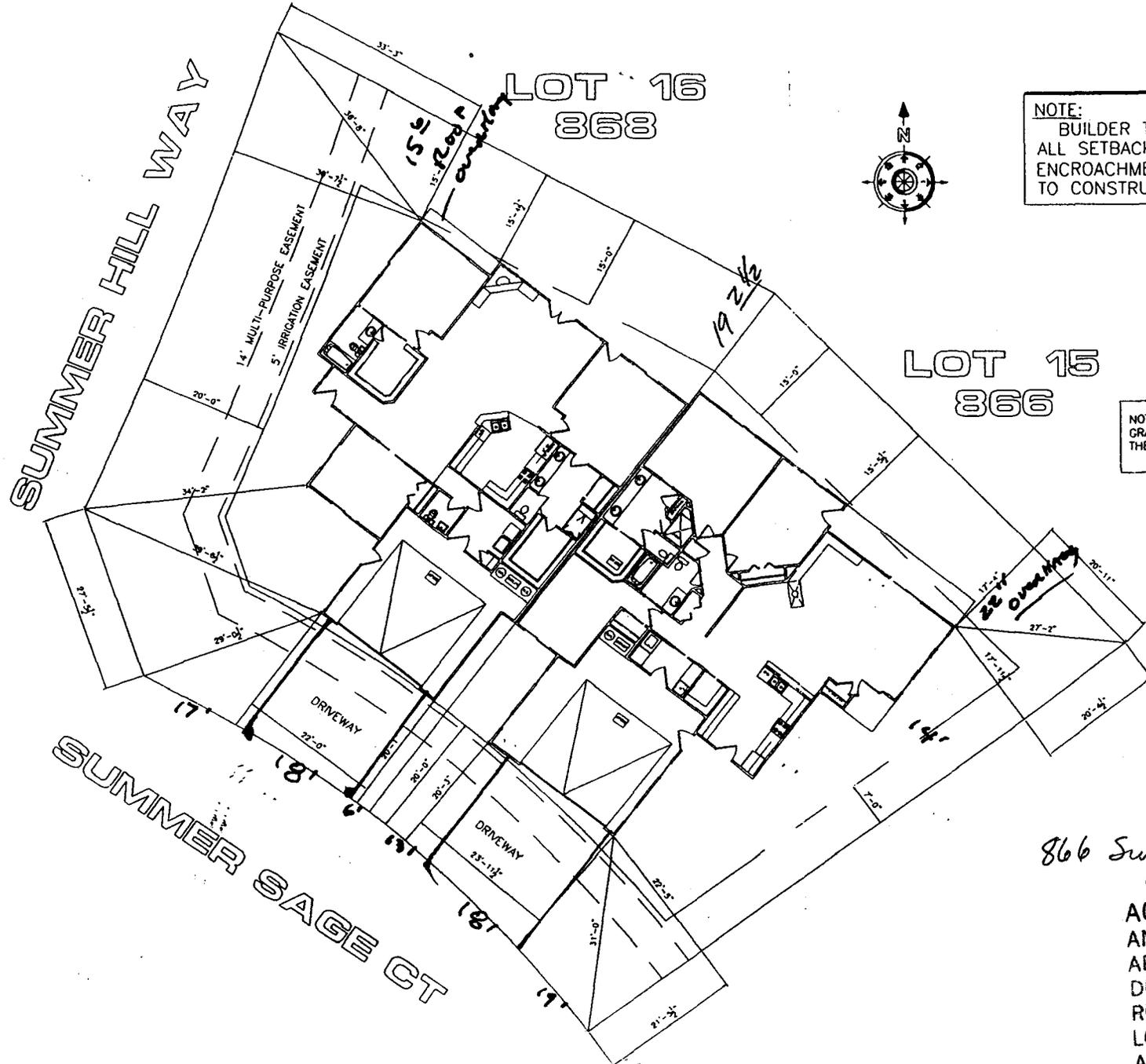
Applicant Signature [Signature] Date 9-2-04
 Department Approval [Signature] Date 9-7-04

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>17587</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/7/04</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

NOTE:
 IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS
 AND DIMENSIONS PRIOR TO CONSTRUCTION.
 USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHER WISE NOTED.
 WALLS ARE DRAWN AS 3-1/2" THICK FOR 2-4 WALLS AND 5-1/2" FOR 2-8 WALLS
 THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAW. SEE SEPARATE DRAWINGS BY OTHERS
 FOR ENGINEERING DATA.

drive
 date
 WCC
 9/4/04



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

NOTE:
 DIMENSION LINES ARE PULLED FROM
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
 EXISTS, DIMENSIONS WILL BE FROM EDGE
 OF FOUNDATION.

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMERHILL
FILING NUMBER	4
LOT NUMBER	15 & 16
BLOCK NUMBER	1
STREET ADDRESS	866 & 868 SUMMER SAGE CT.
COUNTY	MESA
LOT SIZE	LOT 15= 0.145 ACRES LOT 16= 0.160 ACRES
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'

866 Summer Sage Ct.
 9-7-04
 ACCEPTED Gaylean Henderson
 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.