

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

2011-61340-42799-30-F16400  
**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

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

Building Address 875 Summer Breeze Ct No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2701-261-44-05 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2550   
 Subdivision Summerhill Sq. Ft. of Lot / Parcel 6323   
 Filing 5 Block 1 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200   
 OWNER INFORMATION: Height of Proposed Structure 16'

Name LED Construction Inc.  
 Address P.O. Box 1925  
 City / State / Zip 65. Co 81502

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): TOWN HOME

APPLICANT INFORMATION:  
 Name LED Construction Inc.  
 Address P.O. Box 1925  
 City / State / Zip 65. Co  
 Telephone 243-6471

\*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 7' from PL Rear 15' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32' Special Conditions \_\_\_\_\_  
 Voting District B Driveway Location Approval [Signature]  
 (Engineer's Initials)

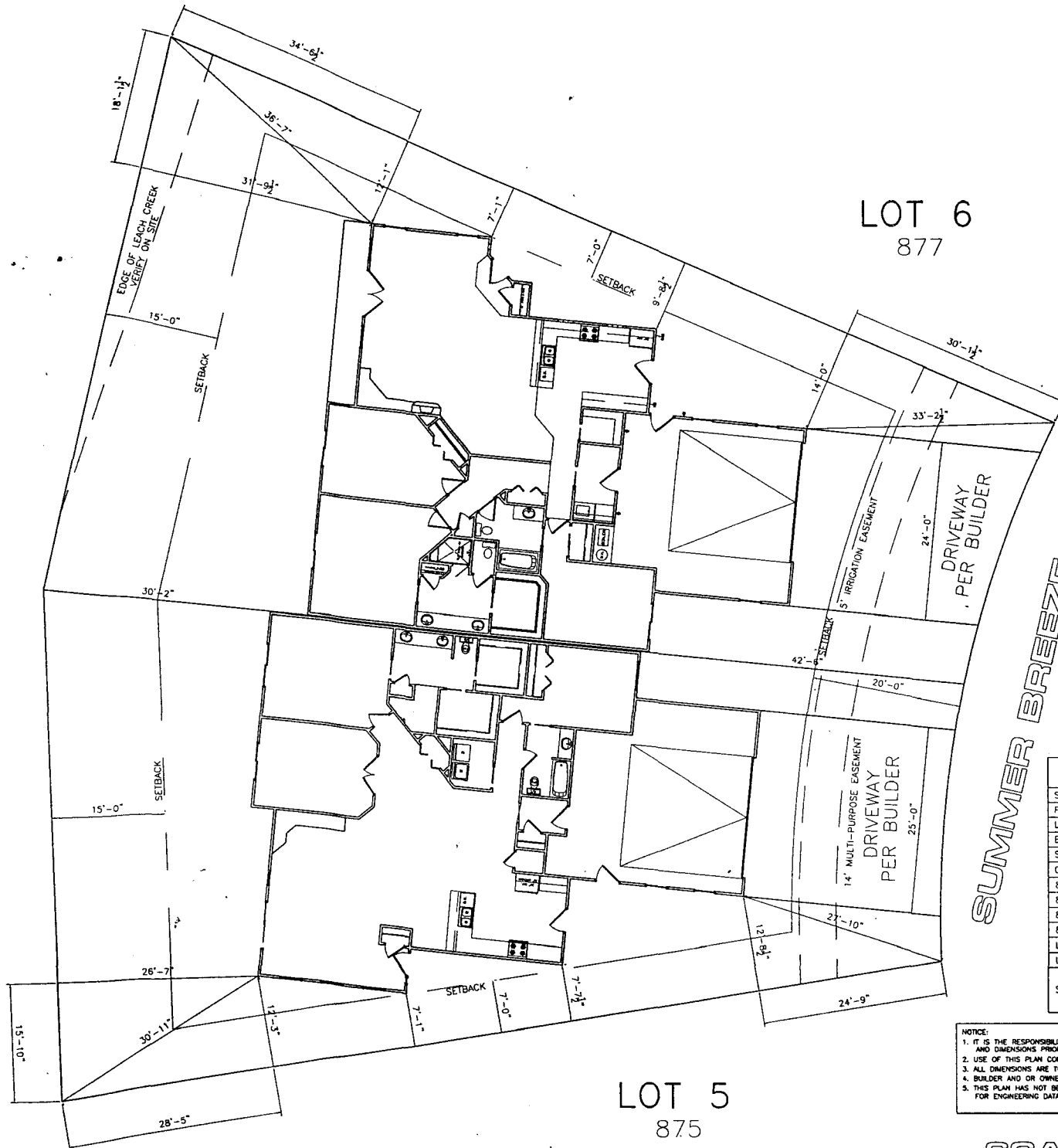
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 7-25-05  
 Department Approval [Signature] Date 7/28/05

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 18291  
 Utility Accounting [Signature] Date 7/27/05

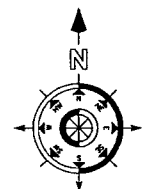
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



*drive  
see  
7/24/05  
7/27/05  
Chane Hall*

LOT 6  
877

LOT 5  
875



ACCEPTED  
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.

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.

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

SUMMER BREEZE CT.

SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMERHILL
FILING NUMBER	5
LOT NUMBER	5 & 6
BLOCK NUMBER	2
STREET ADDRESS	875-877 SUMMER BREEZE CT.
COUNTY	MESA
875 GARAGE SQ. FT.	583 SF
875 LIVING SQ. FT.	1967 SF
877 GARAGE SQ. FT.	575 SF
877 LIVING SQ. FT.	2000 SF
LOT 5 SIZE	6323 SF
LOT 6 SIZE	7023 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'

- NOTICE:
- 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 EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
  - BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
  - THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

SCALE: 1"=20'-0"