

FEE \$	70.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

ACCOUNT # - 2011-01340-42799-30-F16400

Building Address 879 Summer Breeze Ct. No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2701-261-044-007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2600

Subdivision Summerhill. Sq. Ft. of Lot / Parcel 6545

Filing 5 Block 1 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2600

OWNER INFORMATION:

Name LGD Construction

Address P.O. Box 1925

City / State / Zip G.J. Co 81502

APPLICANT INFORMATION:

Name LGD Construction

Address P.O. Box 1925

City / State / Zip G.J. Co 81502

Telephone 243-6471

Height of Proposed Structure 16'

DESCRIPTION OF WORK & INTENDED USE:

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

***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 <u>PD</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Engineered foundation</u>
Voting District <u>B</u> Driveway Location Approval <u>WA</u> <u>required</u>	(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 6-28-05

Department Approval NA C. Faye Hall Date 6/28/05

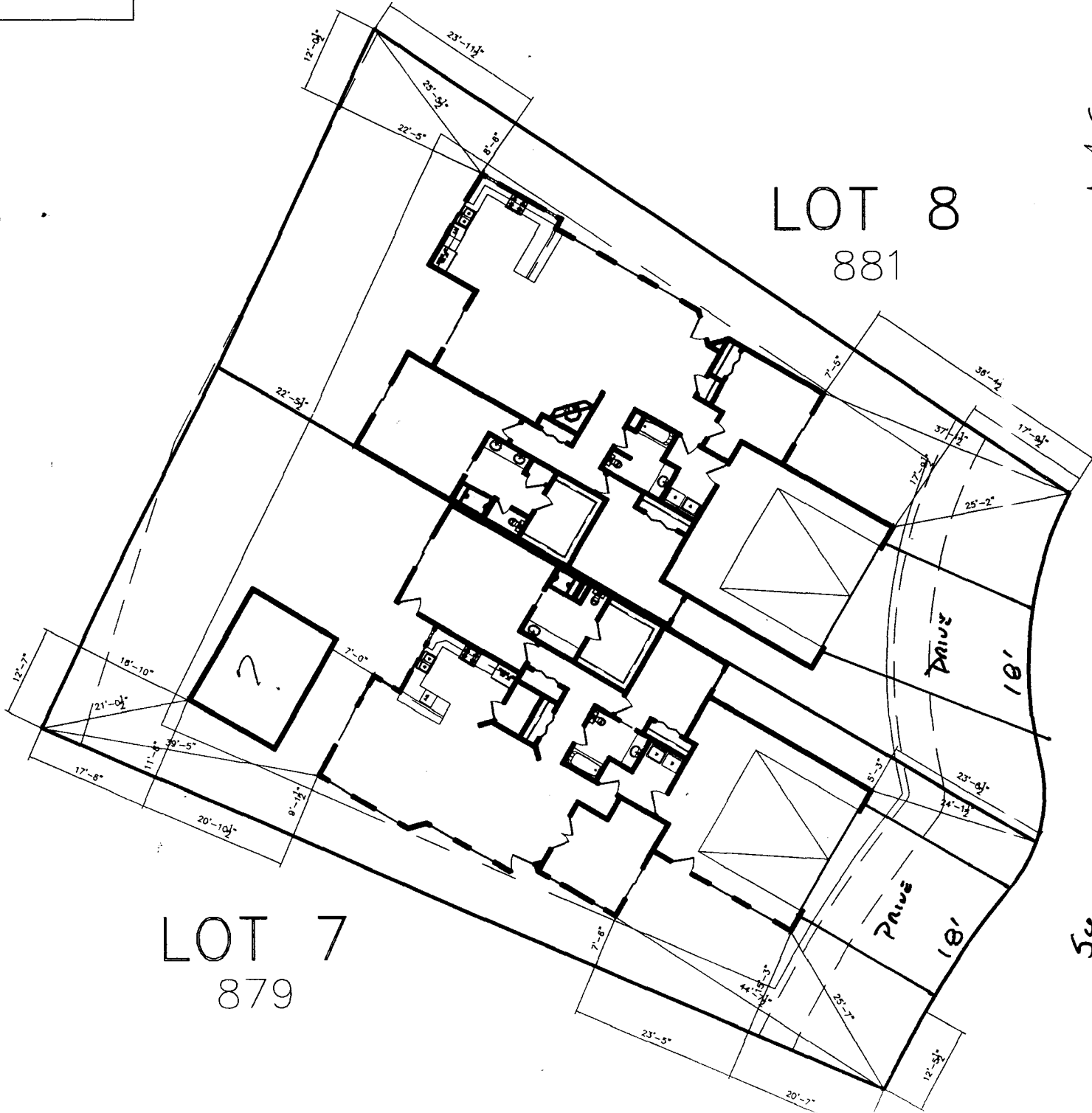
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18200</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/28/05</u>		

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)

SEE DRAWING TO VERIFY ALL DETAILS
 HOME OWNERS ACCEPTANCE OF THESE TERMS.
 LESS OTHER WISE NOTED.
 AND EASEMENTS.
 AFT. SEE SEPARATE DRAWINGS BY OTHERS

NOTE
 GRADE MUST SLOPE AWAY FROM HOUSE 8" OF FALL IN
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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



LOT 8
 881

LOT 7
 879

Wallas
Clay Hall
 ACCEPTED OF SETBACKS MUST BE
 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.

Summer Breeze drive
Wallas
6/2/10

SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMERHILL 5
FILING NUMBER	5
LOT NUMBER	7
BLOCK NUMBER	?
STREET ADDRESS	?
COUNTY	MESA
GARAGE SQ. FT.	?
COVERED ENTRY SQ. FT.	?
COVERED PATIO SQ. FT.	?
LIVING SQ. FT.	?
LOT SIZE	?
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'