

FEE \$	10.00
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 881 Summer Breeze Ct No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2701-261-44-008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2600

Subdivision Summer Hill Sq. Ft. of Lot / Parcel 6447

Filing 5 Block 1 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2600

OWNER INFORMATION: Height of Proposed Structure 16'

Name LGD Const

Address PO Box 1925

City / State / Zip GJ. 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 LGD Construction

Address PO Box 1925

City / State / Zip GJ. CO 81502

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 <u>PD</u>	Maximum coverage of lot by structures <u>50%</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>UCL</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 NAC [Signature] Date 6/28/05

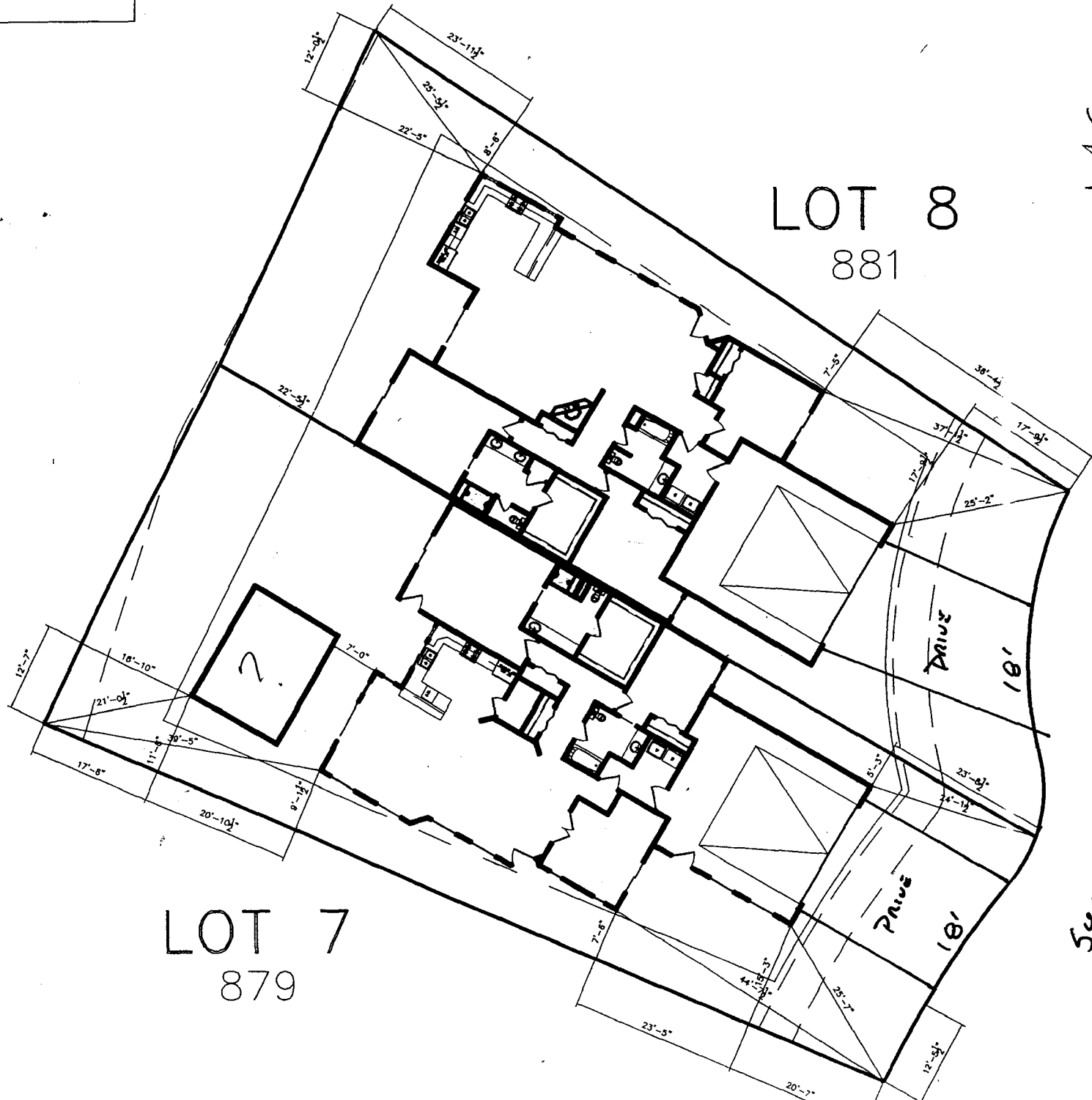
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18205</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6/28/05</u>

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)

PER 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

*6/22/05*  
*Summer Breeze drive*  
*01/27/05*  
*6/22/05*  
 ACCEPTED OF SETBACKS MUST BE  
 ANY CHANGE BY THE CITY PLANNING  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

SITE PLAN INFORMATION	
SUBMISSION NAME	SUMMERHILL 5
FILING NUMBER	5
LOT NUMBER	?
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'