

act # 2011-61340-42799-30-F16400

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 887 Summer Breeze Ct. No. of Existing Bldgs 0 No. Proposed 2500
 Parcel No. 2701-261-44-011 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2500
 Subdivision Summerhill Sq. Ft. of Lot / Parcel 6024
 Filing 5 Block 1 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200
 Height of Proposed Structure 16'

OWNER INFORMATION:

Name LGD Construction Inc.
 Address P.O. Box 1925
 City / State / Zip Co. J. 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 Const.
 Address Box 1925
 City / State / Zip Co. J. Co 81502
 Telephone 970-243-6471

*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 7'3" from PL Rear 15'10" from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions Engineered Foundations
0' side on attached units Driveway Req'd
 Voting District B Location Approval RAJ
 (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 7-27-05
 Department Approval [Signature] Date 7-29-05

Additional water and/or sewer tap fees are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18301</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/29/05</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)

LOT 11
887

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

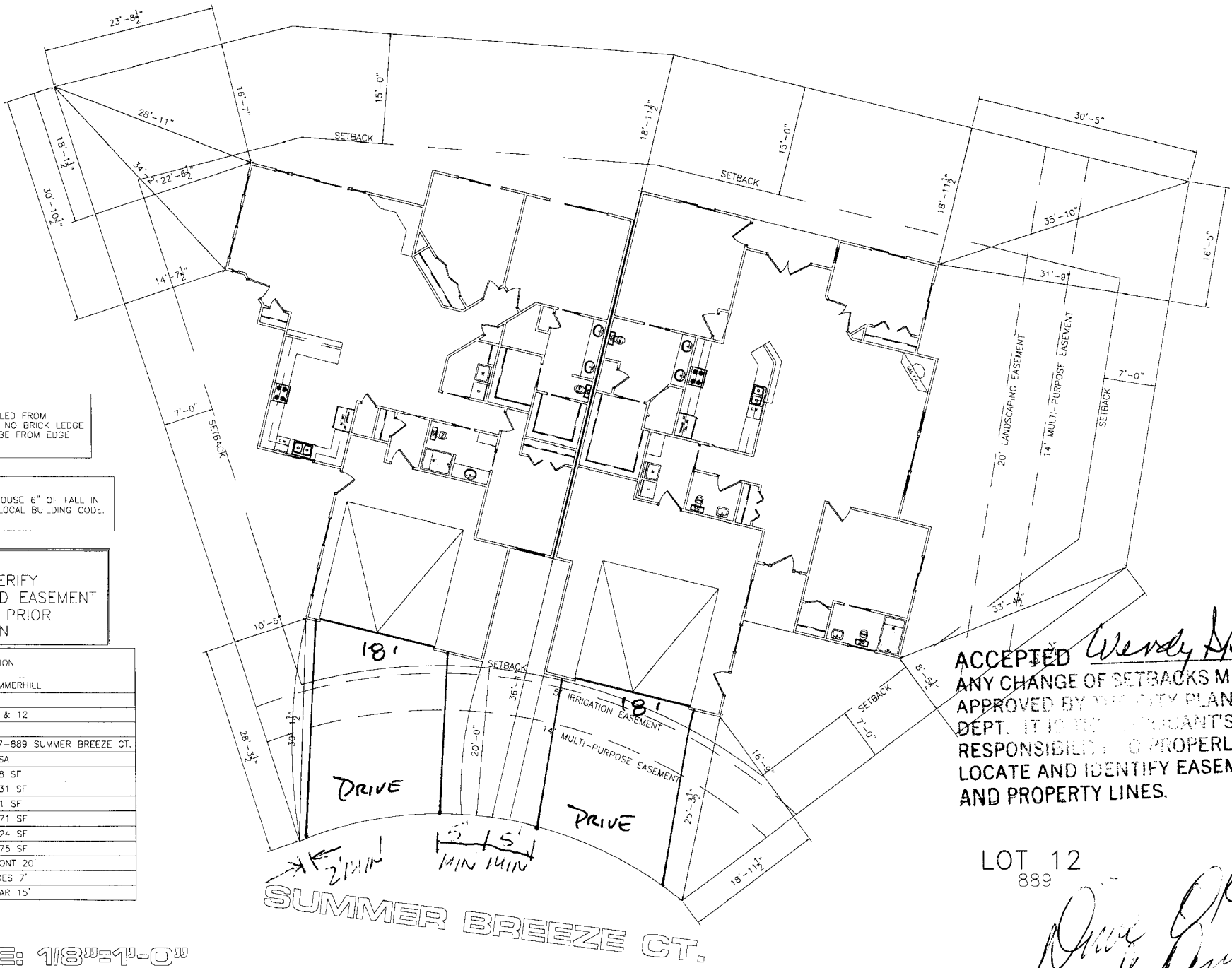
NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

SITE PLAN INFORMATION

SUBDIVISION NAME	SUMMERHILL
FILING NUMBER	5
LOT NUMBER	11 & 12
BLOCK NUMBER	2
STREET ADDRESS	887-889 SUMMER BREEZE CT.
COUNTY	MESA
887 GARAGE SQ. FT.	558 SF
887 LIVING SQ. FT.	1931 SF
889 GARAGE SQ.FT.	691 SF
889 LIVING SQ. FT.	1971 SF
LOT 11 SIZE	6024 SF
LOT 12 SIZE	7875 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'

SCALE: 1/8"=1'-0"



ACCEPTED *Wendy Spure*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE ADJACENT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

LOT 12
889

*Drive Ok
Tuck Down
7-29-05*