

acct. # 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 889 Summer Breeze Ct. No. of Existing Bldgs 0 No. Proposed 2650 #  
 Parcel No. 2701-261-44-012 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2650 #  
 Subdivision Summer Hill Sq. Ft. of Lot / Parcel 7875 #  
 Filing 5 Block 1 Lot 12 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 Box 1925  
 City / State / Zip G.S. 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 Inc.  
 Address P.O. Box 1925  
 City / State / Zip G.S. 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' 1/3' from PL <sup>0' side on attached units</sup> Rear 15' / 10' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32' Special Conditions Engineered Foundations  
 Voting District B Driveway Location Approval RAT Rapid  
 (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 fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18300</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.

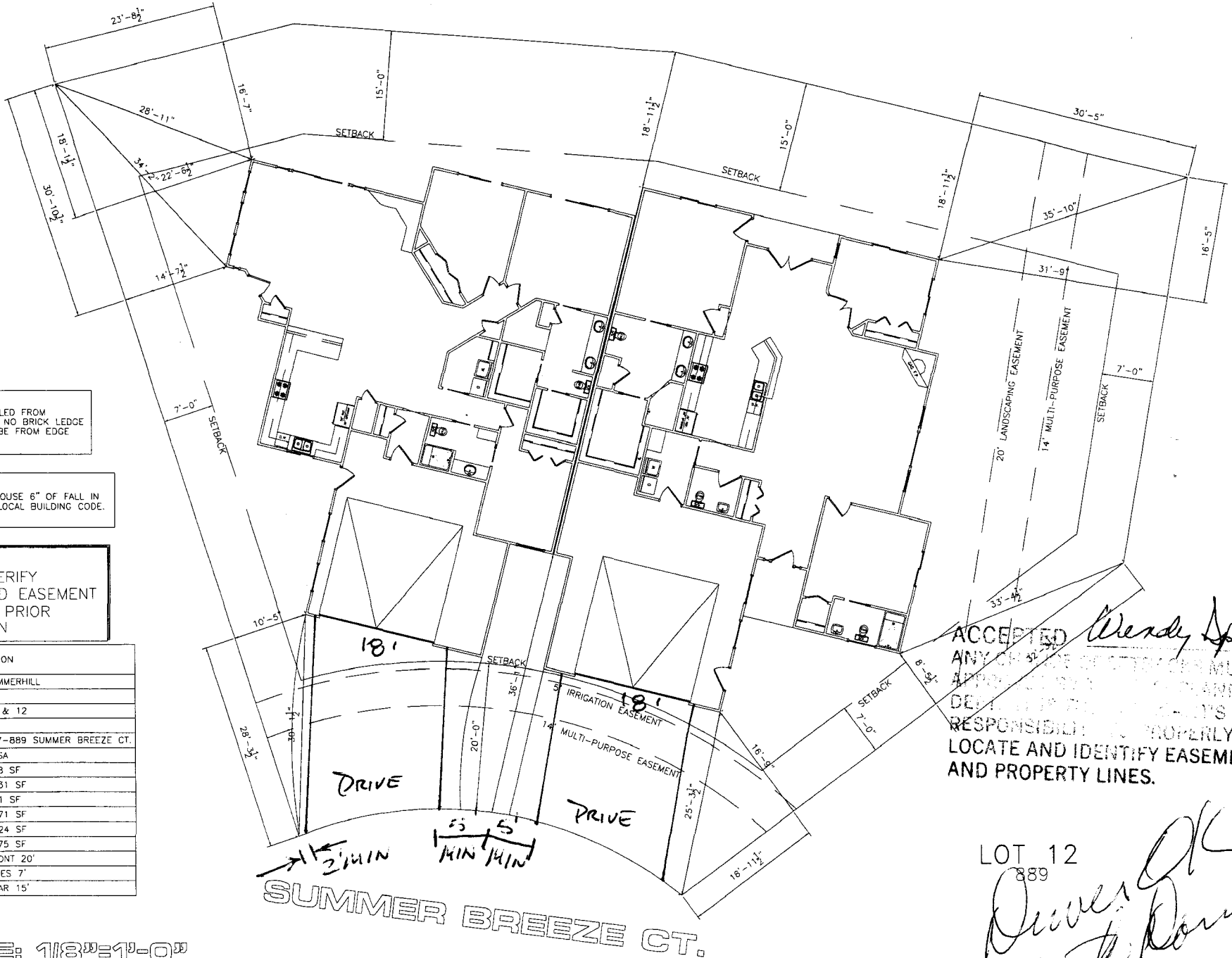
NOTE:  
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN  
THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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
FRONT SETBACKS USED	20'
SIDES SETBACKS USED	7'
REAR SETBACKS USED	15'

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



ACCEPTED *Wendy Spurr*  
ANY CHANGES TO SETBACKS MUST BE  
APPROVED BY THE PLANNING  
DEPARTMENT. THE OWNER'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

LOT 12  
889  
*Dever OK*  
*Keith Down*  
7-29-05