

rec 23124

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

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Community Development Department**

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

(a)



Your Bridge to a Better Community

BLDG ADDRESS 854 Summer Bend CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2330

TAX SCHEDULE NO. 2701-264-45-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summerhill TOTAL SQ. FT. OF EXISTING & PROPOSED 2330

FILING 5 BLK 2 LOT 3

NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) OWNER LGD Construction Inc.

NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 1925

USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 243-6471

DESCRIPTION OF WORK & INTENDED USE SF/Town Home

(2) APPLICANT same

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 7' from PL, Rear 15' from PL

Parking Req'mt \_\_\_\_\_

Maximum Height 32'

Special Conditions Engineered Foundations per Plat

W CENSUS B TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 2-22-05

Department Approval [Signature]

Date 3/8/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>946</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/25/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

LOT 3  
7007 SF

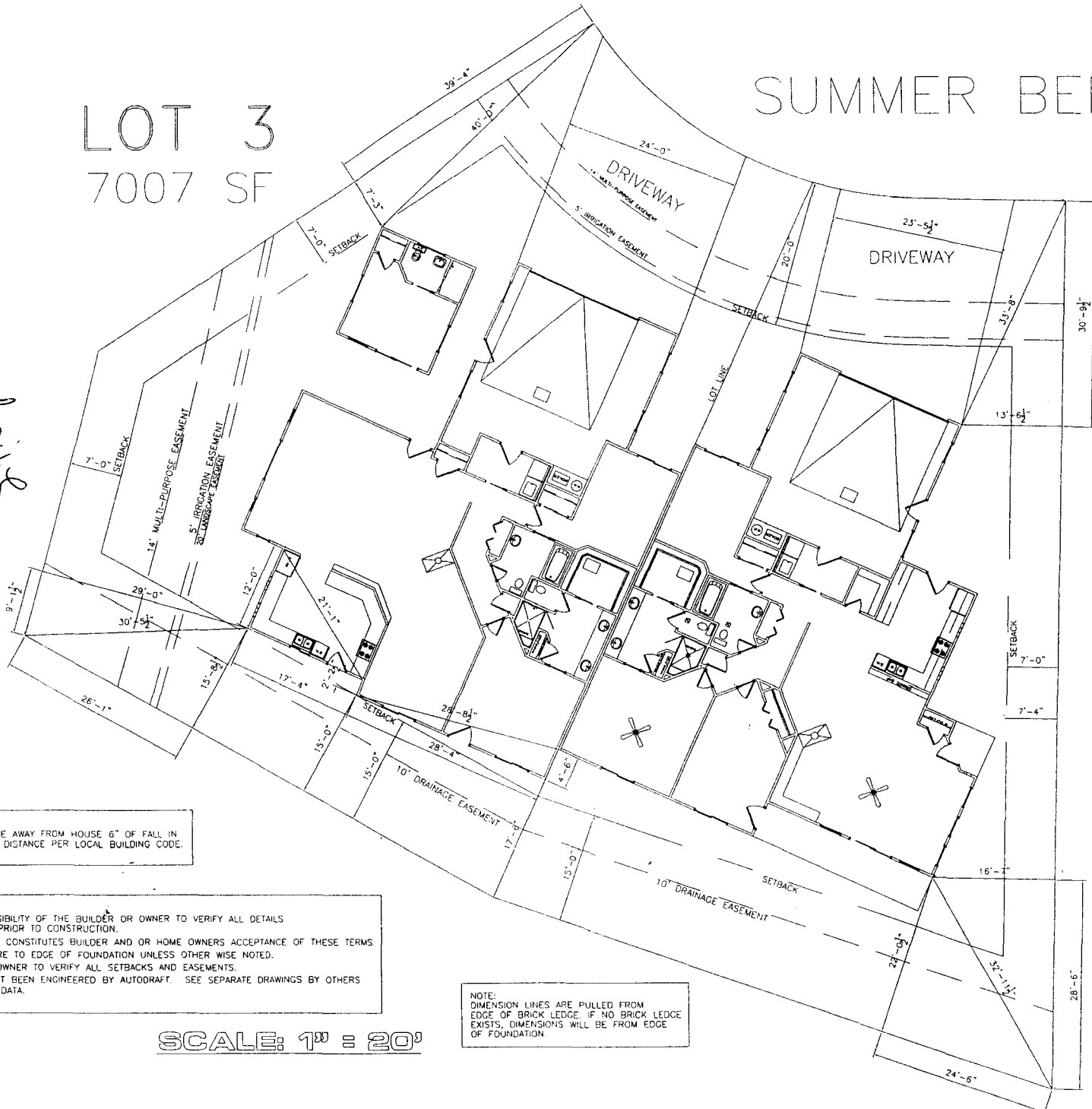
SUMMER BEND CT.

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. APPLICANTS  
RESPECTFULLY REQUEST TO  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*Walter Moore*  
3/8/05

LOT  
6340 SF

*drive  
on  
2/23/05*



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

NOTICE:  
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS  
AND DIMENSIONS PRIOR TO CONSTRUCTION.  
2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.  
4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS  
FOR ENGINEERING DATA.

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

SCALE: 1" = 20'

SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMERHILL 5
FILING NUMBER	5
LOT NUMBER	3 & 4
BLOCK NUMBER	2
STREET ADDRESS	854 & 856 SUMMER BEND CT.
COUNTY	MESA
854 GARAGE SQ. FT.	566 SF
854 CASITA SQ. FT.	248 SF
854 LIVING SQ. FT.	1518 SQ. FT.
856 GARAGE SQ. FT.	551 SF
856 LIVING SQ. FT.	1959 SF
LOT SIZE	7007 & 6340 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'