

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

# PLANNING CLEARANCE

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

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



Your Bridge to a Better Community

2011-61340-42799-30-F16400

BLDG ADDRESS B58 Sumner Blvd Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2300 #

TAX SCHEDULE NO. 2701-261-45-005 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION Sumner Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 2300 #

FILING 5 BLK 2 LOT 5

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 S/F - Town Home

(1) TELEPHONE 243-6471

DESCRIPTION OF WORK & INTENDED USE S/F - Town Home

(2) APPLICANT LGD Const

TYPE OF HOME PROPOSED:

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) \_\_\_\_\_

(2) ADDRESS P.O. Box 1925

(2) TELEPHONE 243-6471

**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 for side attached units 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  NO

Side 7' from PL, Rear 15' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions Engineered Foundations Req'd

Drive location

CENSUS B TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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 2-4-05

Department Approval [Signature]

Date 2/8/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17898</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/8/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development 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 OTHER WISE 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  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

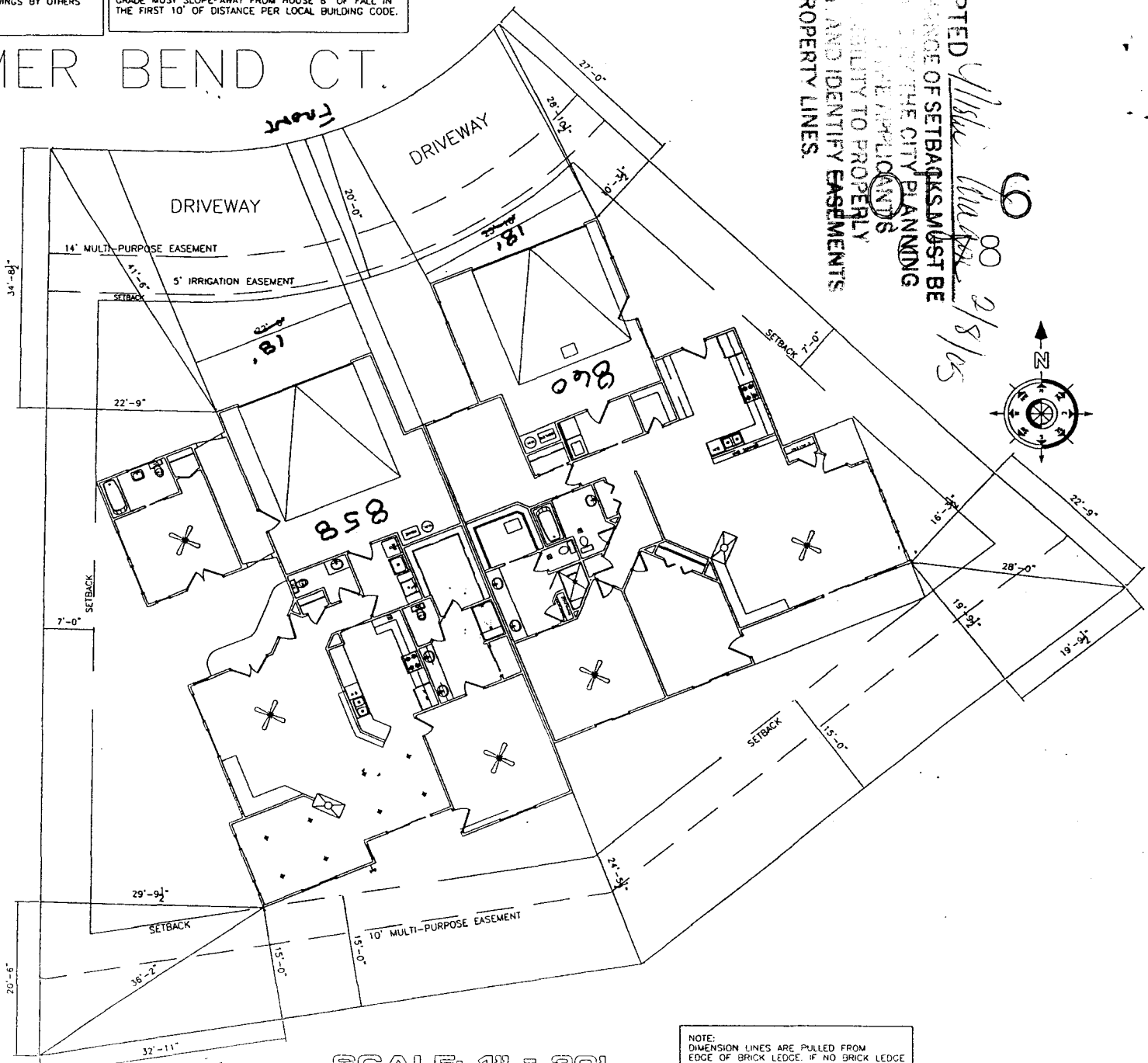
# SUMMER BEND CT.

ACCEPTED *Missie Walker*  
 APPROVED BY THE CITY PLANNING DEPARTMENT AND IDENTIFY EASEMENTS AND PROPERTY LINES.  
 00 2/8/05

*Summer Bend*  
 2/4/05

LOT 5  
 6718

SITE PLAN INFORMATION	
SUBMISSION NAME	SUMMERHILL 5
FILING NUMBER	5
LOT NUMBER	5 & 6
BLOCK NUMBER	2
STREET ADDRESS	858 & 860 SUMMER BEND CT.
COUNTY	MESA
UNIT A GARAGE SQ. FT.	566 SF
UNIT A CASITA SQ. FT.	257 SF
UNIT A LIVING SQ. FT.	1507 SQ. FT.
UNIT B GARAGE SQ. FT.	551 SF
UNIT B LIVING SQ. FT.	1931 SF
LOT SIZE	6718 & 6178 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'



SCALE: 1" = 20'

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