

FEE \$	150.-
TCP \$	500.-
SIF \$	292.-

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

BLDG PERMIT NO. _____

Building Address 862 Sumner Bend Ct
 Parcel No. 2701-261-45-007
 Subdivision Sumner Hill
 Filing 5 Block 2 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2600 #
 Sq. Ft. of Lot / Parcel 6250
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3000 #
 Height of Proposed Structure 5'

OWNER INFORMATION:

Name L6D Construction Inc
 Address P.O. Box 1925
 City / State / Zip CO 81502

APPLICANT INFORMATION:

Name L6D Construction Inc
 Address P.O. Box 1925
 City / State / Zip CO 81502
 Telephone 250-9614

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Town Home

***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>RD / PRA</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>Need Crg. foundation</u>
Voting District _____	<u>See recorded plat for additional requirements.</u>
Driveway Location Approval <u>RAD</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).

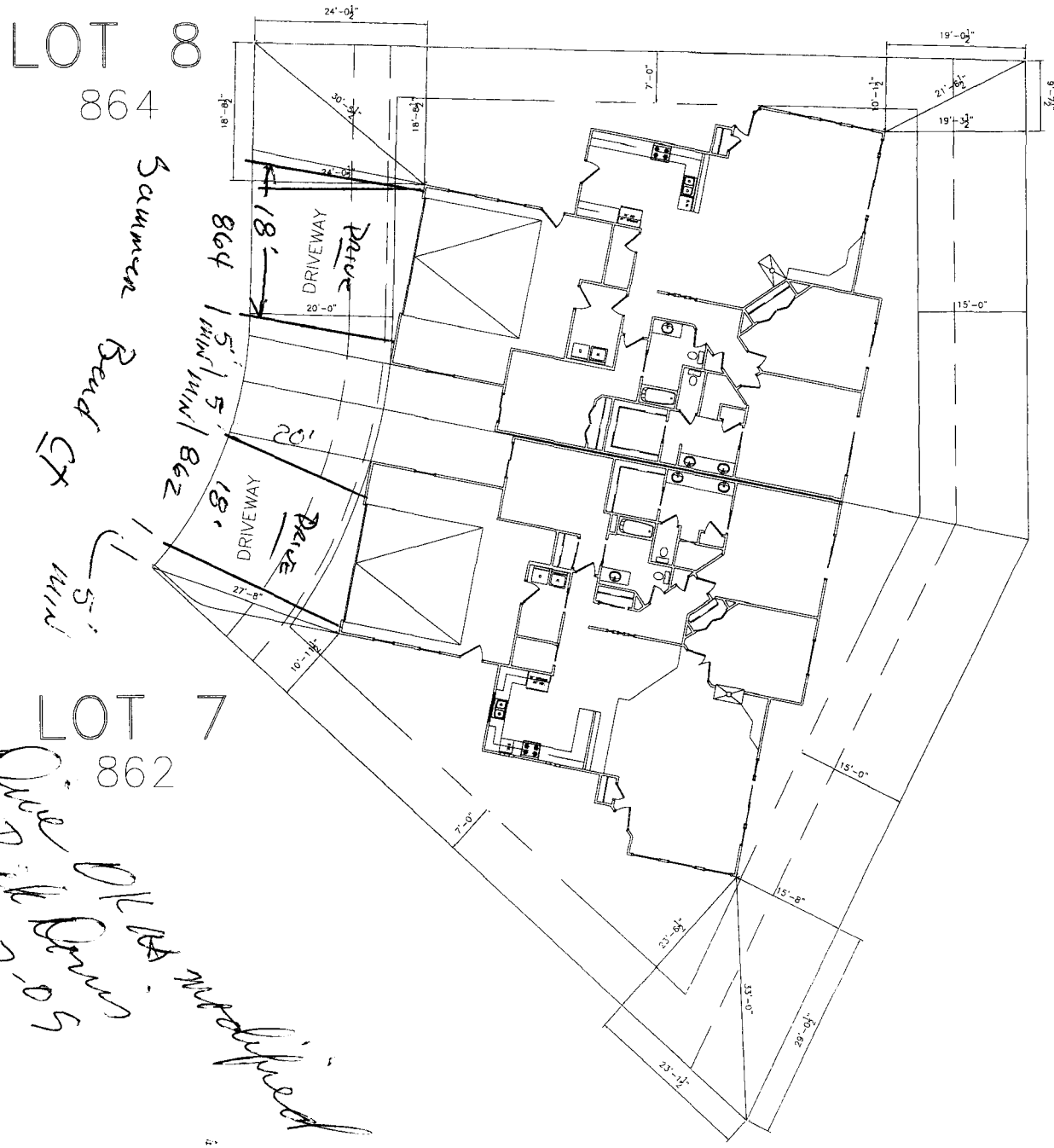
Applicant Signature [Signature] Date 12-4-05
 Department Approval [Signature] Date 12-7-05

Additional water and/or sewer tap fee(s) are required: <input checked="" type="radio"/> YES <input type="radio"/> NO	W/O No. <u>18618</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/1/05</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)

ACCEPTED *XV of Anthony Vaccaro*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. AND THE COUNTY
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMERHILL
FILING NUMBER	5
BLOCK NUMBER	2
LOT NUMBER	7 & 8
STREET ADDRESS	862 & 864 SUMMER BEND CT
COUNTY	MESA
862 GARAGE SQ. FT.	565 SF
862 LIVING SQ. FT.	1942 SF
864 GARAGE SQ. FT.	570 SF
864 LIVING SQ. FT.	1974 SF
LOT 7 LOT SIZE	6246 SF
LOT 8 LOT SIZE	5988 SF
FRONT	20'
SIDES	7'
REAR	15'



LOT 8
864

Summer Bend Ct

LOT 7
862

*Planned by
12-1-05
Planned by
12-1-05*