

FEE \$	10 <sup>00</sup>
TCP \$	539 <sup>00</sup>
SIF \$	460 <sup>00</sup>

# PLANNING CLEARANCE

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

(Single Family Residential and Accessory Structures)

**Community Development Department**

Acct # 2011-61340-42799-30-F16400

Building Address 867 Summer Breeze Ct. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2701-261-44-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2600  
 Subdivision Summer Hill Sq. Ft. of Lot / Parcel 7230  
 Filing 5 Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200  
 Height of Proposed Structure 15'

**OWNER INFORMATION:**

Name LGD Construction Inc  
 Address P.O. Box 1925  
 City / State / Zip CO. 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 Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 250-9614

**\*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 X NO \_\_\_\_\_  
 Side 7' (0' when connected) from PL Rear 15' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32' Special Conditions Engineered Foundation  
 Voting District \_\_\_\_\_ Driveway Location Approval RAD Required  
 (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 5-23-06  
 Department Approval [Signature] Date 7/11/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19290</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/11/06</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)

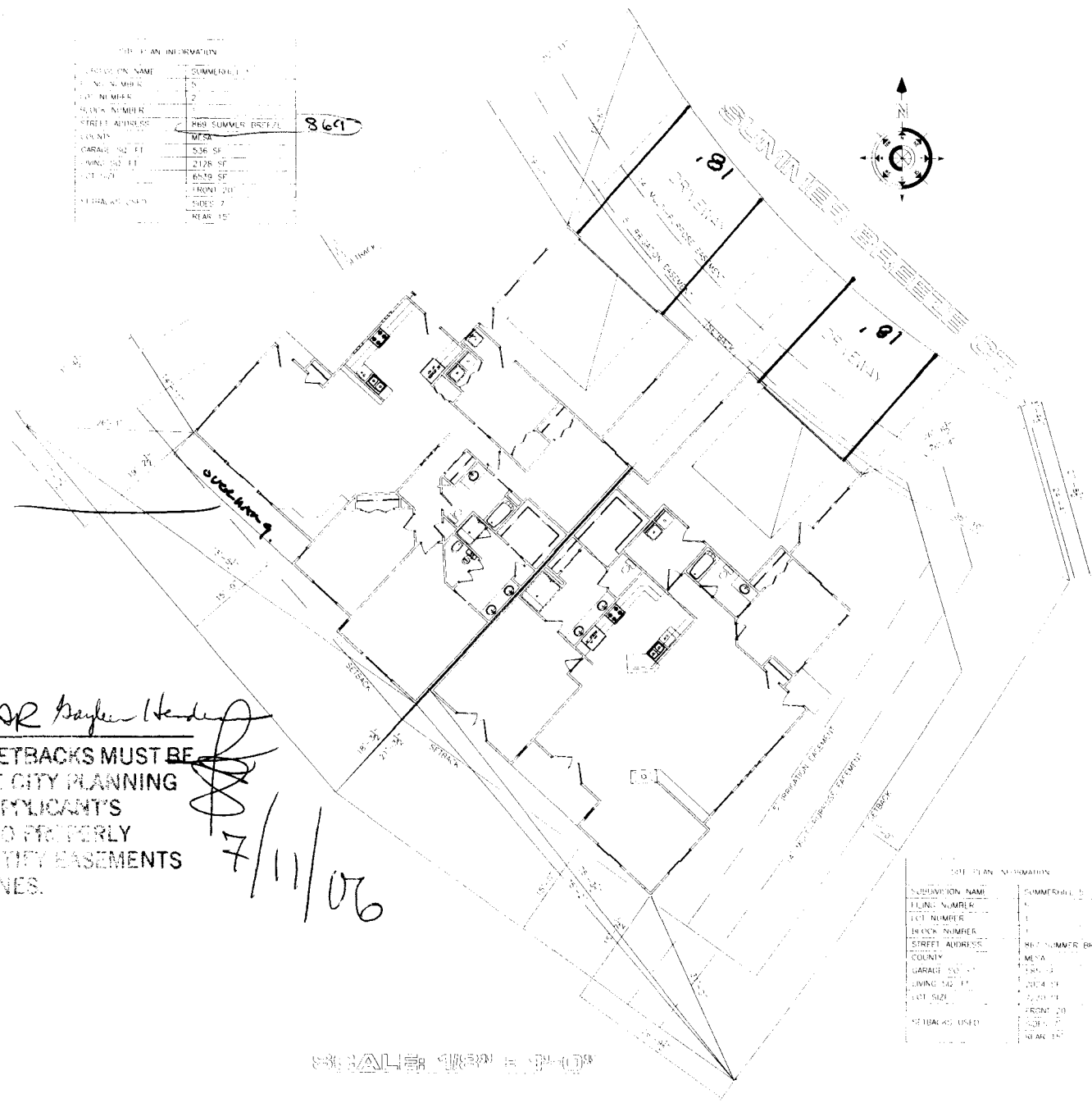
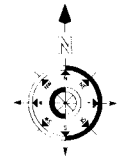
THE RESPONSIBILITY OF THE DESIGNER IS TO VERIFY ALL DEPARTMENTS AND AGENCIES PRIOR TO CONSTRUCTION.  
 THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.  
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THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.  
 THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

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LOT PLAN INFORMATION	
SUBDIVISION NAME	SUMMERHILL 5
PLAT NUMBER	5
LOT NUMBER	7
BLOCK NUMBER	
STREET ADDRESS	867 SUMMER BRIDGE
COUNTY	MIWA
CARAGE SQ. FT.	536 SF
LIVING SQ. FT.	2128 SF
TOT. SQ. FT.	6590 SF
FRONT SET	
SIDE SET	
REAR SET	

867



*CRATE OVERFLOW*  
*Quick*  
*JAR*  
 5-23-06

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

*7/11/06*

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SIDE SET	
REAR SET	

867 Summer Bridge

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