

FEE \$	10 ⁰⁰
TCP \$	539 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

ACCT# 2011-61340-42 799-30-F1 6400

Building Address 869 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 6539

Filing 5 Block 1 Lot 2 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 GJ. 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): Town Home

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 Engineering Foundation Required

Voting District _____ Driveway Location Approval RAD
(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 JAR [Signature] Date 7/11/06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 19291

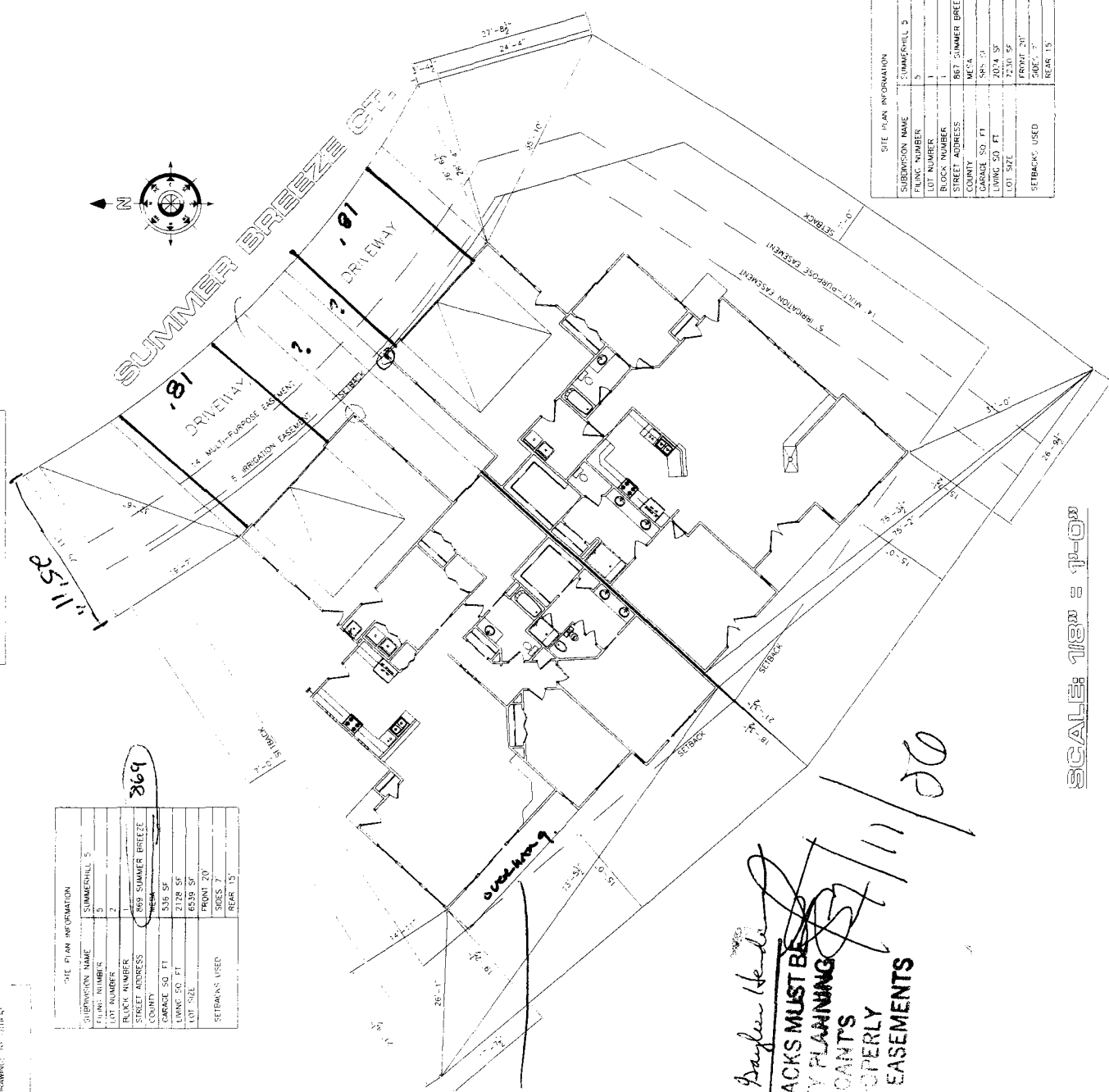
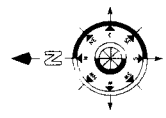
Utility Accounting Kate Culberty Date 7/11/06

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)

NOTES:
 1. THE RESPONSIBILITY OF THE BUILDER OR ARCHITECT TO VERIFY ALL DETAILS AND DIMENSIONS OF THE PLAN.
 2. USE OF THIS PLAN CONSTITUTES BINDING AND USE OF SAME WITHOUT ACCEPTANCE OF THE LOCAL PLANNING DEPARTMENT.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ENGINEER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOMATIC - SEE SEPARATE DRAWING FOR OTHER PLAN ENGINEERING DATA.

SITE PLAN INFORMATION	
SUBMISSION NAME	SUMMERHILL 5
PLING NUMBER	5
LOT NUMBER	2
TRUCK NUMBER	869 SUMMER BREEZE
STREET ADDRESS	869 SUMMER BREEZE
CITY	MECA
COUNTY	MECA
GARAGE SQ. FT.	535 SF
LIVING SQ. FT.	2128 SF
LOT SIZE	6539 SF
FRONT SETBACK	20'
REAR SETBACK	15'

NOTE: GRADE MUST BE 4 FEET AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.



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869 Summer Breeze

ACCEPTED *DR* *Rayfer*
 ANY CHANGES TO SETBACKS MUST BE APPROVED BY THE LOCAL PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND VERIFY EASEMENTS AND PROPERTY LINES.

David
 TRAI

5-23-08

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