

acct# 2011-61340-42799-30-F16400

FEE \$ 10.00
TCP \$ 539.00
SIF \$ 460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 870 Summer Breeze Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2701-261-44-013 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2600
 Subdivision Sumnerhill Sq. Ft. of Lot / Parcel 14884
 Filing 5 Block 1 Lot 13 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name LGD Construction
 Address P.O. Box 1925
 City / State / Zip G.J. Co. 81502

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): None

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone _____

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: house and casita
(casita will not have kitchen) *Daylin Henderson*

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 NO
 Side 7' from PL Rear 15' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions Eng foundation reqd
 Voting District _____ Driveway Location Approval _____
 (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).

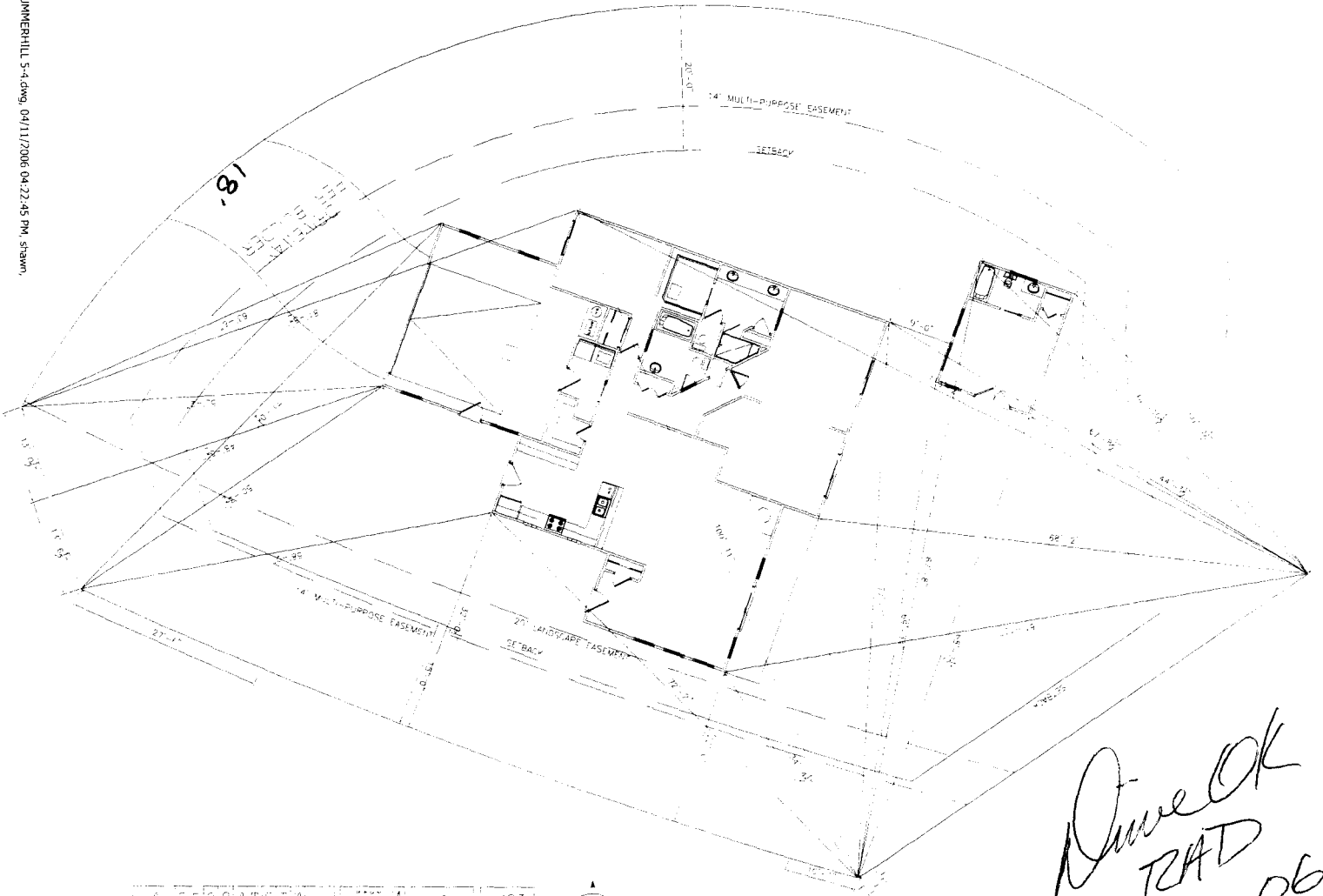
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5-2-06
 Department Approval [Signature] Date 5-5-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19063</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/5/06</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)

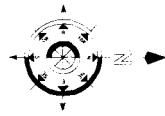
OWNER EGRESS ETC.



*Done OK
TRAD
5-3-06*

BN. i/Heidi Nagan 5/5/06

ACCEPTED ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND OBTAIN EASEMENTS AND PROPER SETBACKS.



NOTE
THIS PLAN IS A PRELIMINARY PLAN. THE CITY ENGINEER'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPROPRIATE AGENCIES. THE CITY ENGINEER'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPROPRIATE AGENCIES.

PROPERTY NAME	OWNER
1416 N. SUMMIT	13
1418 N. SUMMIT	13
1420 N. SUMMIT	13
1422 N. SUMMIT	13
1424 N. SUMMIT	13
1426 N. SUMMIT	13
1428 N. SUMMIT	13
1430 N. SUMMIT	13
1432 N. SUMMIT	13
1434 N. SUMMIT	13
1436 N. SUMMIT	13
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1486 N. SUMMIT	13
1488 N. SUMMIT	13
1490 N. SUMMIT	13
1492 N. SUMMIT	13
1494 N. SUMMIT	13
1496 N. SUMMIT	13
1498 N. SUMMIT	13
1500 N. SUMMIT	13

