

FEF \$ 10.00
 TCP \$ 539.00
 SIF \$ 400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 871 Sumner Breeze Ct.

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2701-261-44-003

Sq. Ft. of Existing Bldgs 2600 Sq. Ft. Proposed 2600

Subdivision Summer Hill

Sq. Ft. of Lot / Parcel 5504

Filing 5 Block 1 Lot 3

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3000

Height of Proposed Structure 15'

OWNER INFORMATION:

Name LGD Construction Inc.

DESCRIPTION OF WORK & INTENDED USE:

Address P.O. Box 1925

New Single Family Home (*check type below)

City / State / Zip G.S. CO 81502

Interior Remodel

Addition

Other (please specify): ATTACHED TOWNHOME

APPLICANT INFORMATION:

Name Same

***TYPE OF HOME PROPOSED:**

Address _____

Site Built

Manufactured Home (UBC)

City / State / Zip _____

NOTES: _____

Telephone 250-9614

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' from PL Rear 15' from PL

Parking Requirement 2

Maximum Height of Structure(s) 32'

Special Conditions Erg. foundations

Voting District B Driveway Location Approval BAD

(Engineer's Initials)

required,

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 1-9-06

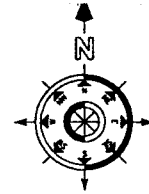
Department Approval [Signature] Date 1-13-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18749

Utility Accounting [Signature] Date 1/13/06

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)

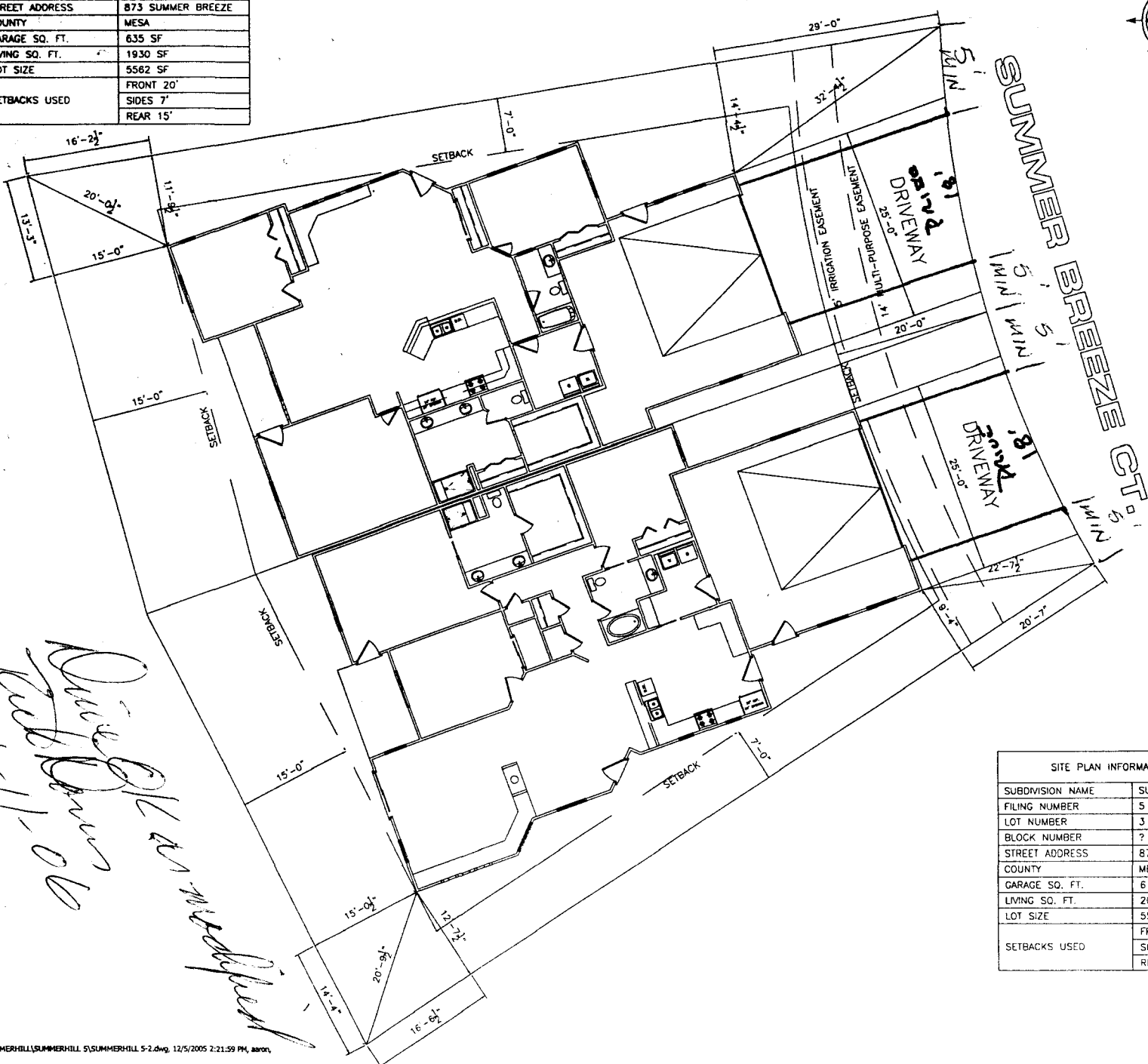
SUBDIVISION NAME	SUMMERHILL 5
FILING NUMBER	5
LOT NUMBER	3
BLOCK NUMBER	?
STREET ADDRESS	873 SUMMER BREEZE
COUNTY	MESA
GARAGE SQ. FT.	635 SF
LIVING SQ. FT.	1930 SF
LOT SIZE	5562 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'



ACCEPTED *Angela Anderson*
 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.

1/15/11 Angela Anderson 1-13-11

*Direct to City Planning
 1-11-11*



SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMERHILL 5
FILING NUMBER	5
LOT NUMBER	3
BLOCK NUMBER	?
STREET ADDRESS	871 SUMMER BREEZE
COUNTY	MESA
GARAGE SQ. FT.	613 SF
LIVING SQ. FT.	2008 SF
LOT SIZE	5504 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'