

FEE \$ 10.00  
 TCP \$ 539.00  
 SIF \$ 400.00

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

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

Building Address 813 Summer Breeze Ct  
 Parcel No. 2701-~~504~~<sup>261</sup>-44-004  
 Subdivision Sumnerhill  
 Filing 5 Block 1 Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2600  
 Sq. Ft. of Lot / Parcel 5304  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3000  
 Height of Proposed Structure 15'

**OWNER INFORMATION:**

Name LGD Construction Inc  
 Address PO Box 1925  
 City / State / Zip GS. Co 81502

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Attache 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' from PL Rear 15' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32' Special Conditions Eng. foundations  
 Voting District B 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).

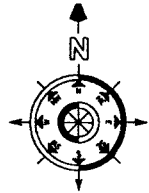
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 1-10-06  
 Department Approval [Signature] Date 1-13-06

Additional water and/or sewer tap fee(s) are required:  YES  NO W/O No. 18748  
 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)

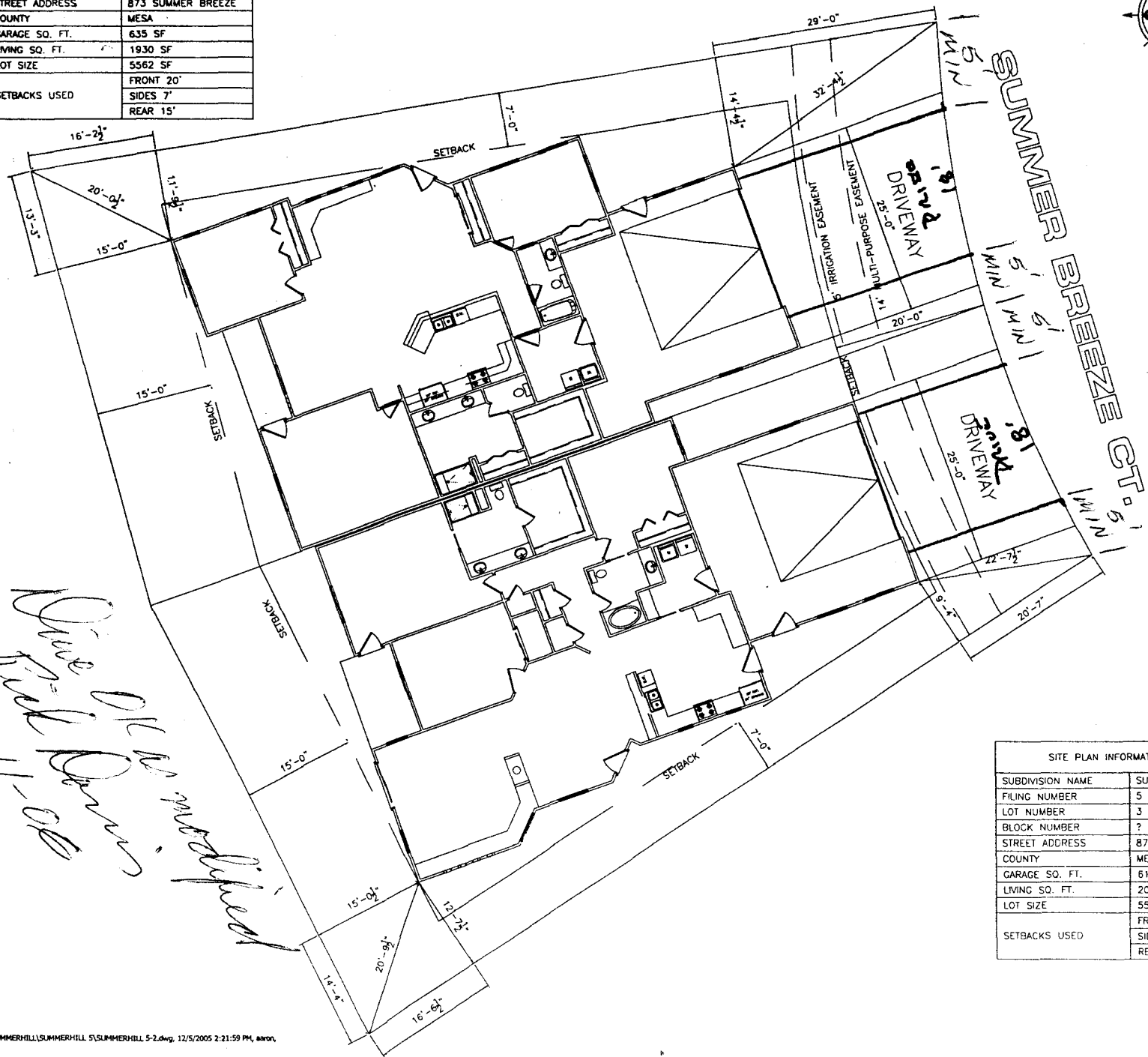
SUBDIVISION NAME	SUMMERHILL 5
FILING NUMBER	5
LOT NUMBER	3
BLOCK NUMBER	?
STREET ADDRESS	873 SUMMER BREEZE
COUNTY	MESA
GARAGE SQ. FT.	635 SF
LIVING SQ. FT.	1930 SF
LOT SIZE	5562 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'



ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Shelley Anderson*  
*City Planner*  
 1-13-06

*Done with Permit*  
*1-11-06*



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'