

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Account # 2011-61340-42799-30-File 400

Building Address 883 Summer Breeze Ct. No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2701-261-44-009 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2900

Subdivision Sumnerhill Sq. Ft. of Lot / Parcel 6196

Filing 5 Block 1 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200

OWNER INFORMATION:

Name LGD Construction Inc.

Address P.O. Box 1925

City / State / Zip G.J. Co 81502

APPLICANT INFORMATION:

Name SAME

Address _____

City / State / Zip _____

Telephone 250-9614

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): TOWNHOME

***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' where connected from PL Rear 15' from PL Parking Requirement 2

Maximum Height of Structure(s) 32' Special Conditions Engineered foundation required.

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 5-5-06

Department Approval NA [Signature] Date 5-23-06

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO _____	W/O No. <u>9109</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/23/06</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)

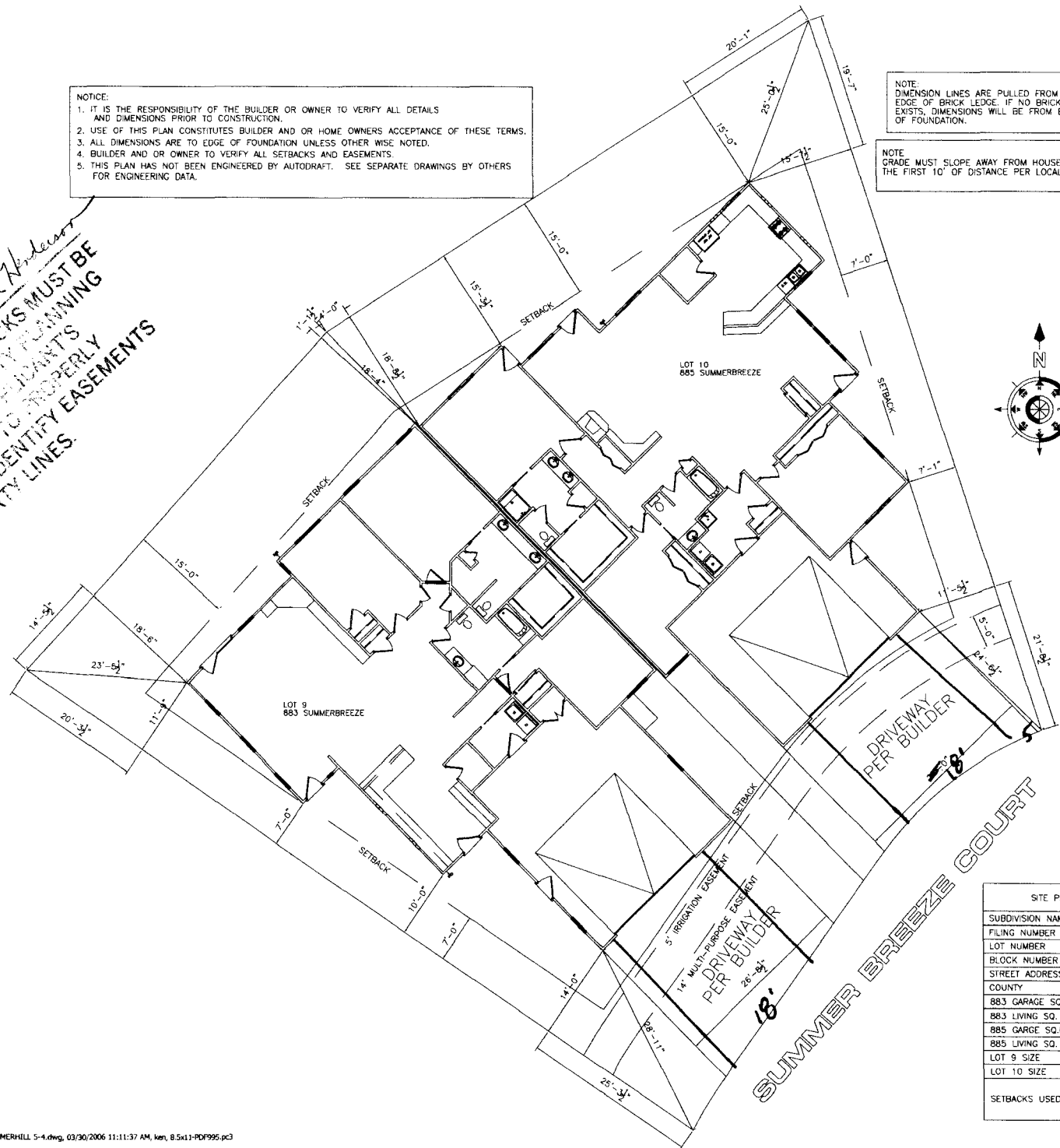
ACCEPTED N/A 5-23-06
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE PLANNING DEPARTMENT HAS THE RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

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

David O'K
RAT
 5-11-06



SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMERHILL
FILING NUMBER	5
LOT NUMBER	9 & 10
BLOCK NUMBER	2
STREET ADDRESS	883-885 SUMMER BREEZE CT.
COUNTY	MESA
883 GARAGE SQ. FT.	753 SF
883 LIVING SQ. FT.	2129 SF
885 GARAGE SQ. FT.	629 SF
885 LIVING SQ. FT.	2365 SF
LOT 9 SIZE	6196 SF
LOT 10 SIZE	6152 SF
	FRONT 20'
SETBACKS USED	SIDES 7'
	REAR 15'