

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Account # 2011-001340-42799-30-File 400

Building Address 885 Summer Breeze Ct. No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2701-261-44-010 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3000

Subdivision Summer h. II. Sq. Ft. of Lot / Parcel 6152

Filing 5 Block 1 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3300

OWNER INFORMATION: Height of Proposed Structure 15'

Name LGD Construction Inc.

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): TOWNHOME

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 <u>PD</u> | Maximum coverage of lot by structures <u>50%</u> |
| SETBACKS: Front <u>20'</u> from property line (PL) | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| Side <u>07' 0" where connected,</u> from PL | Parking Requirement <u>2</u> |
| Rear <u>15'</u> from PL | Special Conditions <u>engineered foundation</u> |
| Maximum Height of Structure(s) <u>32'</u> | |
| Voting District _____ | Driveway Location Approval <u>RAT</u> <u>required</u> (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 <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>19110.</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)

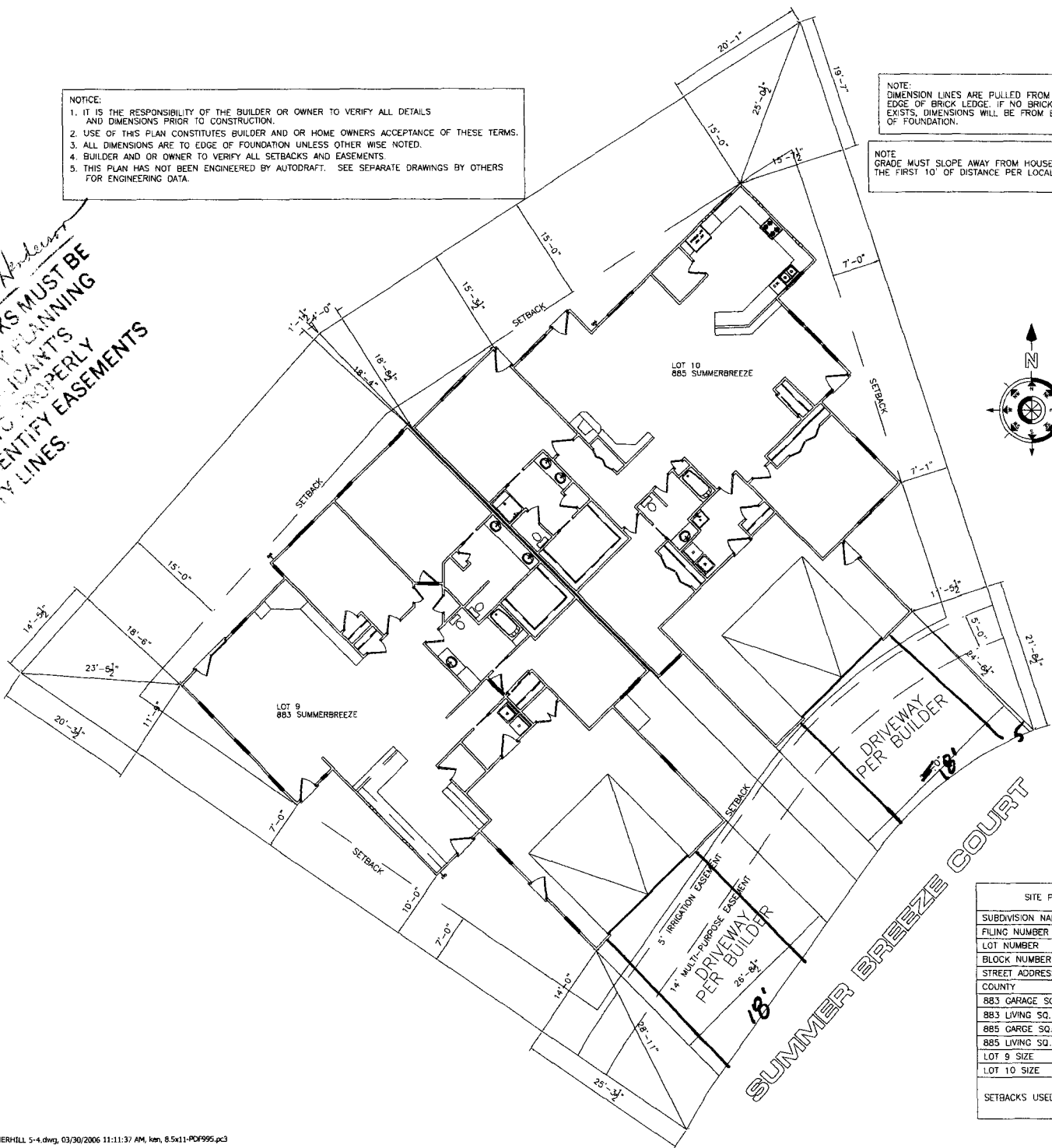
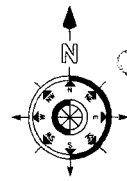
5-23-06
 ACCEPTED NA *Gaylen Anderson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

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 OTHERWISE 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.

*Approved
 R. P. A. D.
 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 |
| SETBACKS USED | FRONT 20' |
| | SIDES 7' |
| | REAR 15' |