

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Account # 2011-61340-42799-30 File 400

Building Address 866 Summer Bend Ct.

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2701-261-45-009

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2500

Subdivision Summer Hill

Sq. Ft. of Lot / Parcel 6479

Filing 5 Block 2 Lot 9

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

OWNER INFORMATION:

Height of Proposed Structure 15'

Name LGD Construction Inc

DESCRIPTION OF WORK & INTENDED USE:

Address P.O. Box 1925

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

City / State / Zip C.J. Co 81502

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name SAME

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

Address _____

City / State / Zip _____

NOTES: _____

Telephone 243-6471-250-9614

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 <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>7'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>32'32'</u>	Special Conditions <u>See Attached</u>		
Voting District <u>B</u>	Driveway Location Approval <u>RAJ</u> (Engineer's Initials)	<u>Comments:</u>	

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 3-6-06

Department Approval [Signature] TB Date 3/27/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18960</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/27/06</u>		

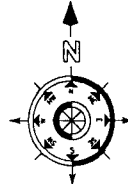
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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.

SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMERHILL 5
FILING NUMBER	5
LOT NUMBER	10
BLOCK NUMBER	2
STREET ADDRESS	868 SUMMER BREEZE CT.
COUNTY	MESA
GARAGE SQ. FT.	591 SF
LIVING SQ. FT.	1813 SF
LOT SIZE	5915 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'

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

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

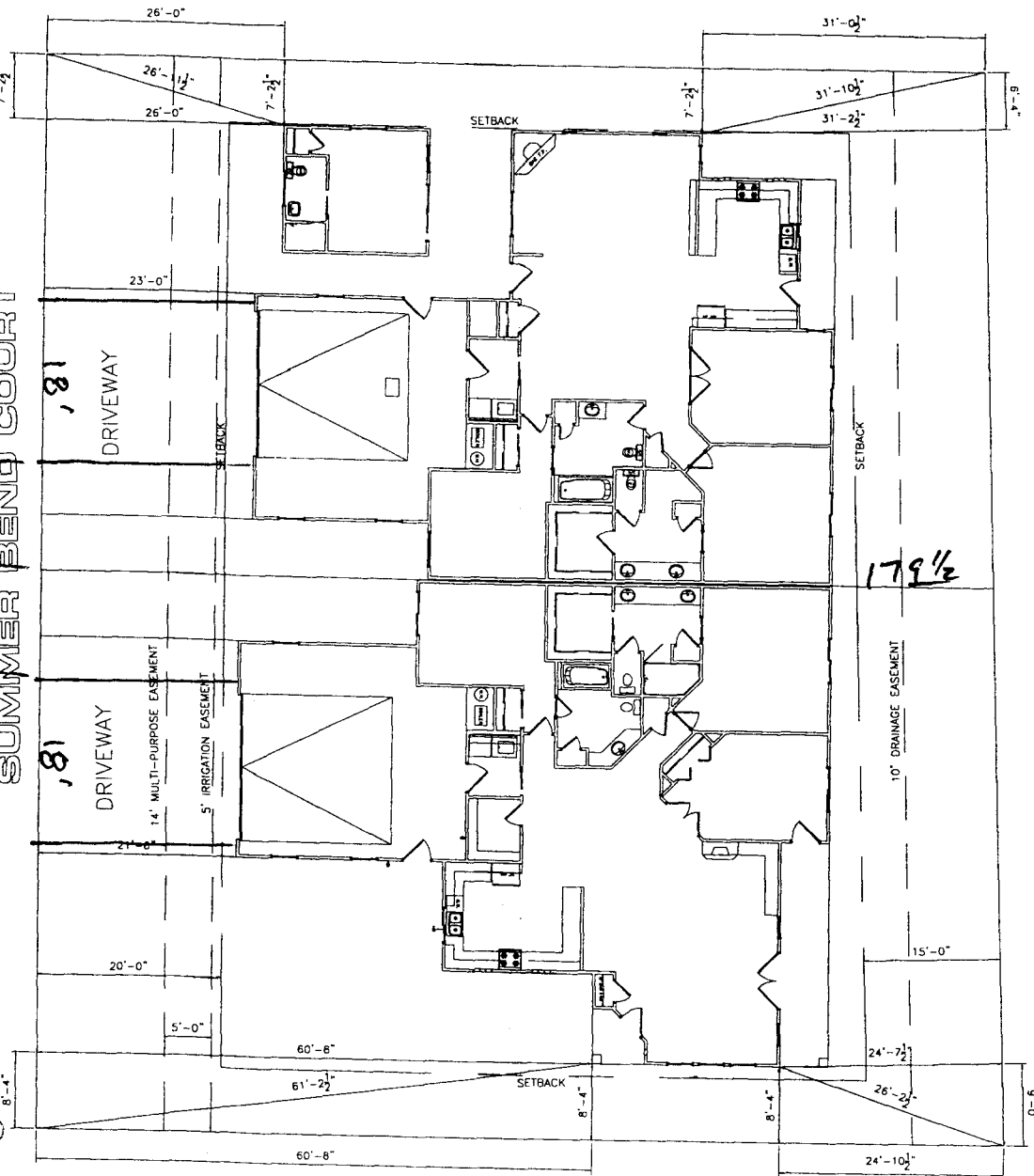


SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMERHILL 5
FILING NUMBER	5
LOT NUMBER	9
BLOCK NUMBER	2
STREET ADDRESS	866 SUMMER BREEZE CT.
COUNTY	MESA
GARAGE SQ. FT.	590 SF
LIVING SQ. FT.	1917 SF
LOT SIZE	6479 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'

LOT 10

LOT 9

SUMMER BEND COURT



ACCEPTED NA *NA Valley*
 ANY CHANGES TO SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY IDENTIFY EASEMENTS AND PROPERTY LINES.

3/27/06
OK
2-7-06

SCALE: 1"=20'-0"