

FEE \$ 10.00
 TCP \$ 539.00
 SIF \$ 420.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Account # 2011-61340-42799-30-#16400
 Building Address 870 Summer Bend Ct
 Parcel No. 2701-261-45-011
 Subdivision Summerhill
 Filing 5 Block 2 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2600
 Sq. Ft. of Lot / Parcel 6169
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3200
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name LGD Construction
 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): Town Home

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 243-6471

***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>7'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Engineered foundation</u>		
Voting District _____	Driveway Location Approval <u>RAI</u> (Engineer's Initials)	<u>required</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).

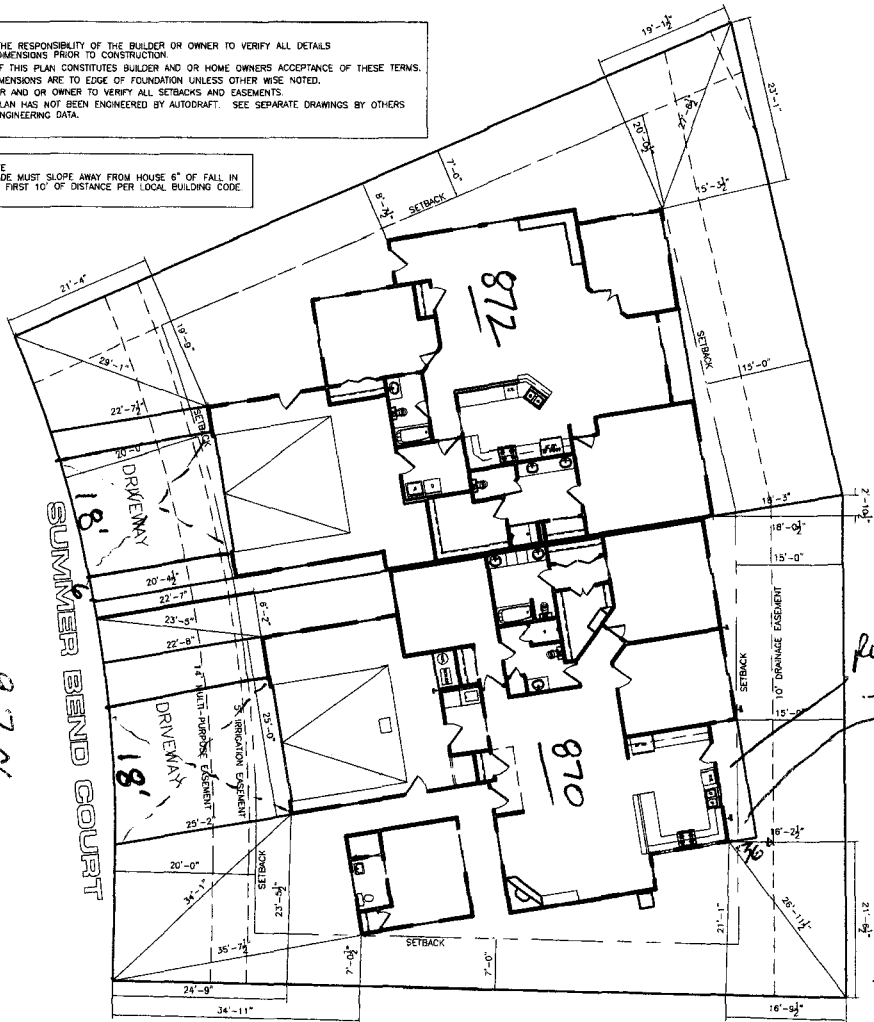
Applicant Signature [Signature] Date 9-6-06
 Department Approval NA [Signature] Date 9-7-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>19449</u>
Utility Accounting <u>Waterbury</u> Date <u>9/7/06</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.

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



SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMERHILL 5
FILING NUMBER	5
LOT NUMBER	12
BLOCK NUMBER	2
STREET ADDRESS	872 SUMMER BEND
COUNTY	MESA
GARAGE SQ. FT.	614 SF
COVERED ENTRY SQ. FT.	N/A
COVERED PATIO SQ. FT.	38 SF
LIVING SQ. FT.	1930 SF
LOT SIZE	5763 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'

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	11
BLOCK NUMBER	2
STREET ADDRESS	870 SUMMER BEND
COUNTY	MESA
GARAGE SQ. FT.	591 SF
LIVING SQ. FT.	2037 SF
LOT SIZE	6166 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'

*Roof overhang
concrete patio*
 → what is this

SCALE: 1" = 20'-0"

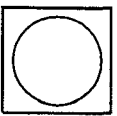
ACCEPTED N/A
 SETBACKS MUST BE
 CITY PLANNING
 APPLICANTS
 TO PROPERLY
 IDENTIFY EASEMENTS
 AND PROPERTY LINES

9-7-06

OK
 9-7-06

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

Auto DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782



LED CONSTRUCTION
SUMMERHILL FIL. 5

DRAWN BY	
AUTODRAFT	REC. NAME
DATE	5-11-06
SCALE	1/8" = 1'-0"
SITE	