

FEE \$ 10.⁰⁰
TCP \$ ~~1500.00~~
SIF \$ 460.⁰⁰

500.00 pit
500.00

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 874 Summer Bend. ct. No. of Existing Bldgs 0 No. Proposed 1
Parcel No. 2701-261-45-013 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2500 #
Subdivision Summer hill Sq. Ft. of Lot / Parcel 5155 #
Filing 5 Block 2 Lot 13 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3000 #
Height of Proposed Structure 16'

OWNER INFORMATION:

Name LGD Construction
Address P.O Box 1925
City / State / Zip GJ. Co

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name LGD Construction
Address P.O Box 1925
City / State / Zip GJ. Co 81502
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 PD Maximum coverage of lot by structures 50% 70
SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES 4 NO _____
Side 7 from PL Rear 15 from PL Parking Requirement 2
Maximum Height of Structure(s) 32 Special Conditions Eng Found Req
Voting District D Driveway Location Approval W See plat for further restrictions
(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 12-29-06

Department Approval [Signature] Date 1-8-07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 19914
Utility Accounting [Signature] Date 1/5/07

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)

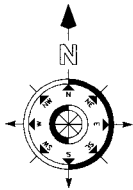
NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER 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.

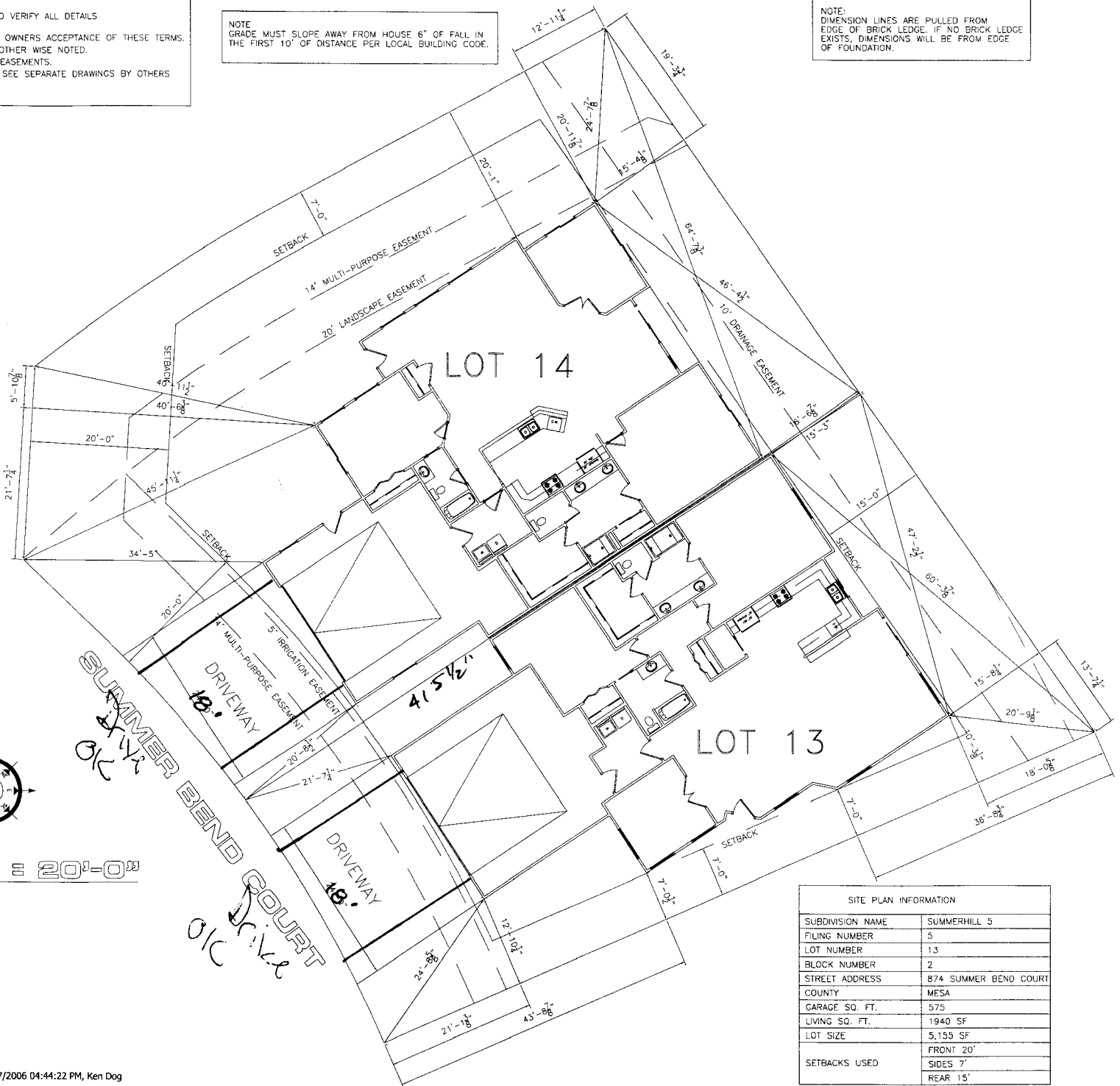
NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMERHILL 5
FILING NUMBER	5
LOT NUMBER	14
BLOCK NUMBER	2
STREET ADDRESS	876 SUMMER BEND COURT
COUNTY	MESA
GARAGE SQ. FT.	614 SF
LIVING SQ. FT.	1930 SF
LOT SIZE	7,073 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'

1-5-07
Rayleen Anderson



SCALE: 1" = 20'-0"



SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMERHILL 5
FILING NUMBER	5
LOT NUMBER	13
BLOCK NUMBER	2
STREET ADDRESS	874 SUMMER BEND COURT
COUNTY	MESA
GARAGE SQ. FT.	575
LIVING SQ. FT.	1940 SF
LOT SIZE	5,155 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'