

FEE \$	10 ⁰⁰
TCP \$	589 ⁰⁰ - Per Plot
SIF \$	460 ⁰⁰

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 3680 Summer Hill Ct
 Parcel No. 2701-261-47-009
 Subdivision Summer Hill
 Filing 6 Block - Lot 9

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2500
 Sq. Ft. of Lot / Parcel 6222
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3000
 Height of Proposed Structure 16'

OWNER INFORMATION:

Name L&D Construction Inc
 Address P.O. Box 1925
 City / State / Zip G.S. Co.

DESCRIPTION OF WORK & INTENDED USE:

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

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: Engineered foundation required

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 <u>X</u> NO _____
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>fire flow - receipt</u>
Voting District <u>B</u> Driveway Location Approval <u>PD</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).

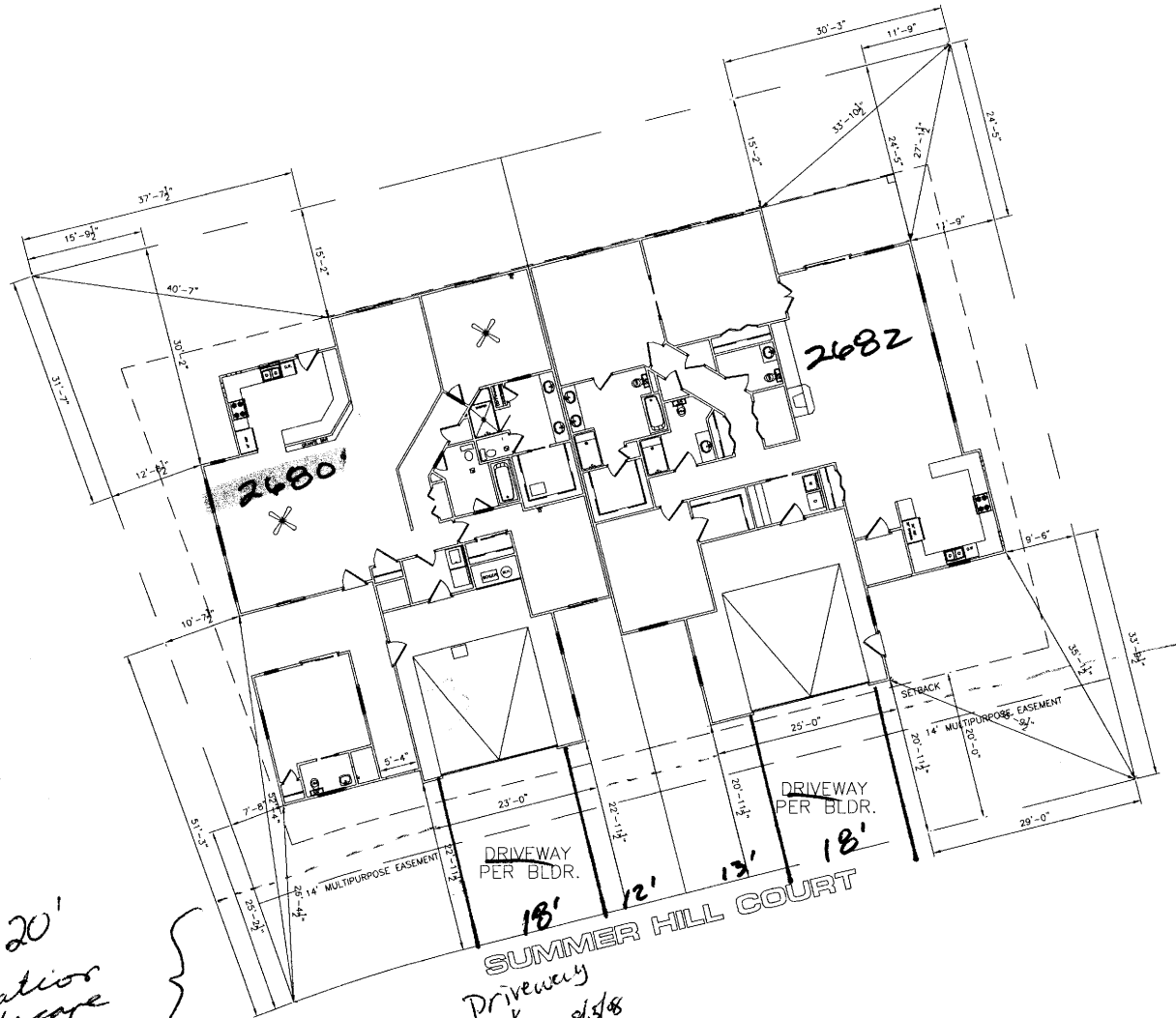
Applicant Signature [Signature] Date 8-1-08

Department Approval [Signature] Date 8/5/08

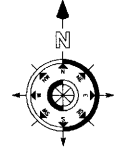
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21157</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/6/08</u>

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 *R. L. Reynolds*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMERHILL
FILING NUMBER	6
LOT NUMBER	9
BLOCK NUMBER	N/A
STREET ADDRESS	2680 SUMMERHILL
COUNTY	MESA
GARAGE SQ. FT.	560 SF
LIVING SQ. FT.	2078 SF
LOT SIZE	6222 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'



NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

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.

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 AUTODRAW. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMERHILL
FILING NUMBER	6
LOT NUMBER	10
BLOCK NUMBER	N/A
STREET ADDRESS	2682 SUMMERHILL CT.
COUNTY	MESA
GARAGE SQ. FT.	555 SF
LIVING SQ. FT.	2280SF
LOT SIZE	6411 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'

SCALE: 1"=25'-0"

20' irrigation + landscape easement

Driveway OK Pat 8/5/8