

FEE \$	10.00
TCP \$	389.00
SIF \$	460.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2688 Summerhill Ct  
 Parcel No. 2701-261-47-013  
 Subdivision Summerhill  
 Filing 6 Block 1 Lot 13

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2800  
 Sq. Ft. of Lot / Parcel 7143  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3350  
 Height of Proposed Structure 16'

**OWNER INFORMATION:**  
 Name LGD Construction Inc.  
 Address P.O. Box 1925  
 City / State / Zip GJ Co 81501

**DESCRIPTION OF WORK & INTENDED USE:**  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): TOWN HOME

**APPLICANT INFORMATION:**  
 Name Same as Above  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-243-6471

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>			
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>30%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>7'</u> from PL Rear <u>15'</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Engineered Foundation Required</u>		
Voting District <u>B</u>	Driveway Location Approval <u>JAR</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).

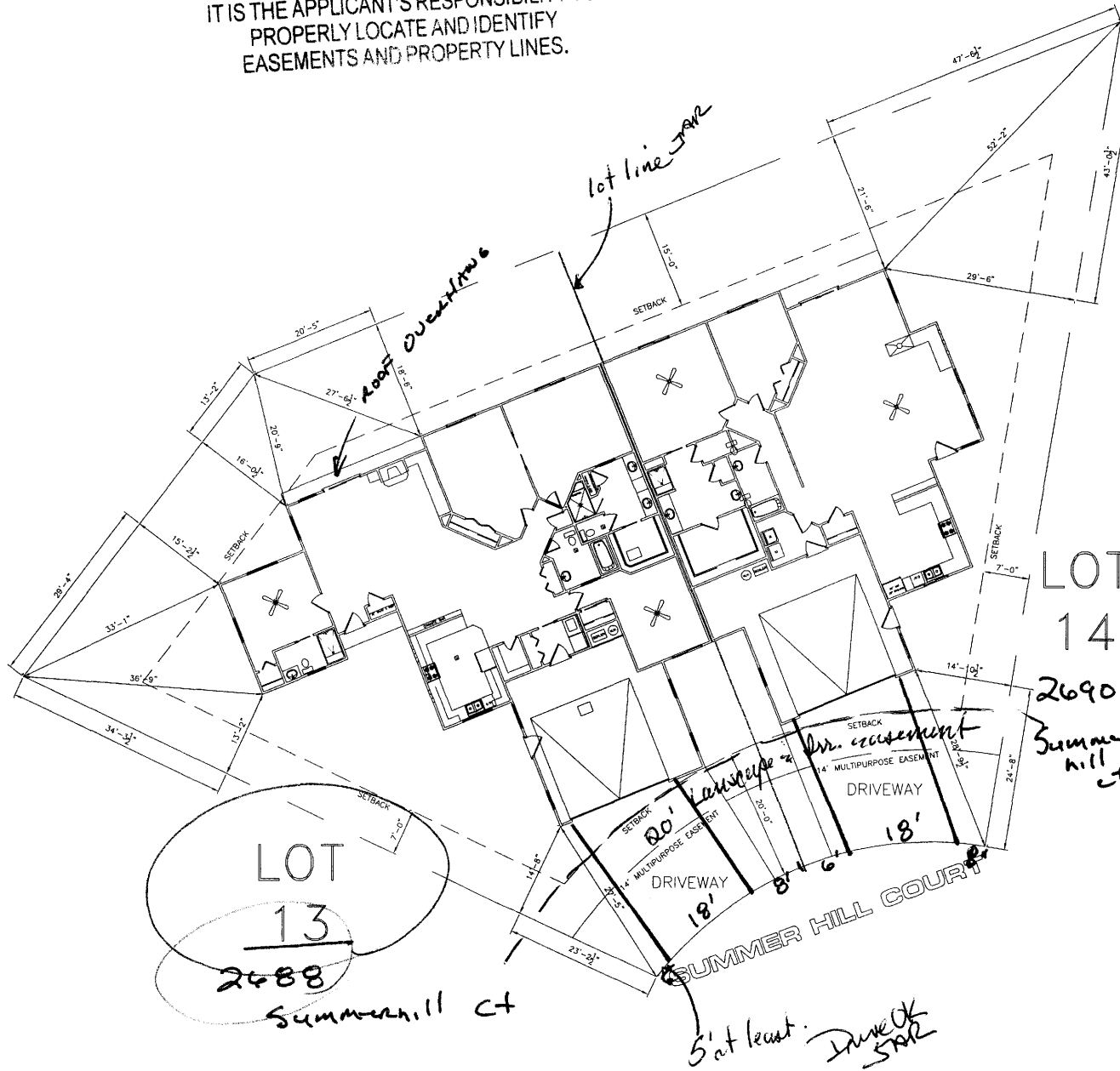
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6-10-08  
 Department Approval [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21076</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/16/08</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 *JMR Paul Hopwood*  
 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	13
BLOCK NUMBER	N/A
STREET ADDRESS	? SUMMER HILL COURT
COUNTY	MESA
GARAGE SQ. FT.	551 SF
LIVING SQ. FT.	2016 SF
CASITA SQ. FT.	253 SF
LOT SIZE	7143 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 CONDITIONS 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 OTHER WISE 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
FILING NUMBER	6
LOT NUMBER	14
BLOCK NUMBER	N/A
STREET ADDRESS	? SUMMER HILL COURT
COUNTY	MESA
GARAGE SQ. FT.	558 SF
LIVING SQ. FT.	1949 SF
LOT SIZE	6457 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 15'

SCALE: 1"=25'-0"