

acct # 2011-61340-42799-30-F16400

FEE \$	10.00
TCP \$	589.00
SIF \$	460.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 2692 Summer Hill Ct
 Parcel No. 2701-261-47-015
 Subdivision Summer Hill
 Filing 6 Block 1 Lot 15

No. of Existing Bldgs 0 No. Proposed 2
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2544 (princ)
252 (acc.)
 Sq. Ft. of Lot / Parcel 6882
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (inc. driveway)
 (Total Existing & Proposed) 3156 45%
 Height of Proposed Structure principal 16 ft.

OWNER INFORMATION:

Name LGD Construction
 Address P.O. Box 1925
 City / State / Zip GS CO 81502

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below) Townhouse
 Interior Remodel Addition
 Other (please specify): accessory building (bedroom & bath)

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 PD Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7' / 3' from PL Rear 15' / 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions Engineered foundation req'd;
accessory bldg may NOT contain kitchen
 Voting District B Driveway Location Approval JOR
 (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 _____ Date 3-31-08

Department Approval JAR Gayleen Henderson Date 3-31-08

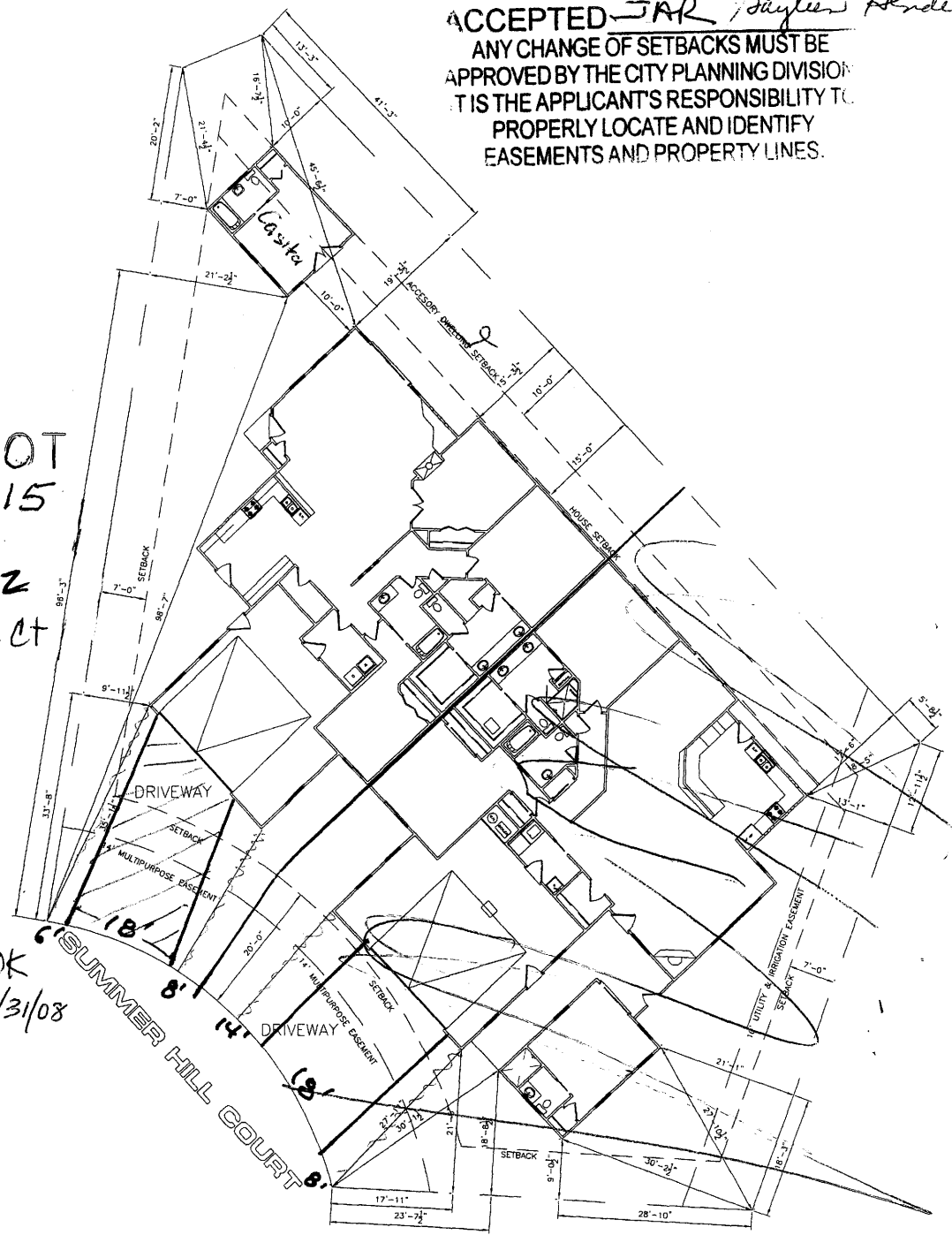
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20960</u>
Utility Accounting <u>D</u>	Date <u>3/31/08</u>		

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)

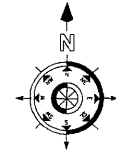
ACCEPTED *JAR Gayles Henderson 3-31-08*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LOT 15
 2692 Summer Hill Ct

Dwe OK
 JAR 3/31/08



SITE PLAN INFORMATION	
SUBDIVISION NAME	SUMMERHILL
FILING NUMBER	6
LOT NUMBER	15
BLOCK NUMBER	N/A
STREET ADDRESS	? SUMMER HILL COURT
COUNTY	MESA
GARAGE SQ. FT.	570 SF
LIVING SQ. FT.	1974 SF
LOT SIZE	6882 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:
- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 - USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS
 - ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 - BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 - 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	16
BLOCK NUMBER	N/A
STREET ADDRESS	? SUMMER HILL COURT
COUNTY	MESA
GARAGE SQ. FT.	676 SF
LIVING SQ. FT.	1999 SF
LOT SIZE	6887 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 15'

SCALE: 1"=25'-0"