

FEE \$	10.00
TCP \$	566.61
SIF \$	292.00

TCP File # 2011-61390-42799-30-FILE 400

BLDG PERMIT NO. 78872

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

Sewer tap \$ 750.00

BLDG ADDRESS 2697 Haven Hill Court

SQ. FT. OF PROPOSED BLDGS/ADDITION House + Garage 4297sf

TAX SCHEDULE NO. 2701-261-33-004

SQ. FT. OF EXISTING BLDGS NA (empty lot)

SUBDIVISION Summer Hill

TOTAL SQ. FT. OF EXISTING & PROPOSED NA

FILING 2 BLK 2 LOT 4

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Toby & Nikole Axelsson

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 388 Dry Fork Way
G.J. Co 81504

USE OF EXISTING BUILDINGS NA

(1) TELEPHONE (970) 434-9670

DESCRIPTION OF WORK & INTENDED USE single family residence

(2) APPLICANT _____

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS Same

(2) TELEPHONE _____

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 30 90

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 10' from PL, Rear 30' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions _____

CENSUS 16 TRAFFIC 13 ANNEX# _____

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 Nikole Axelsson

Date 3/7/01

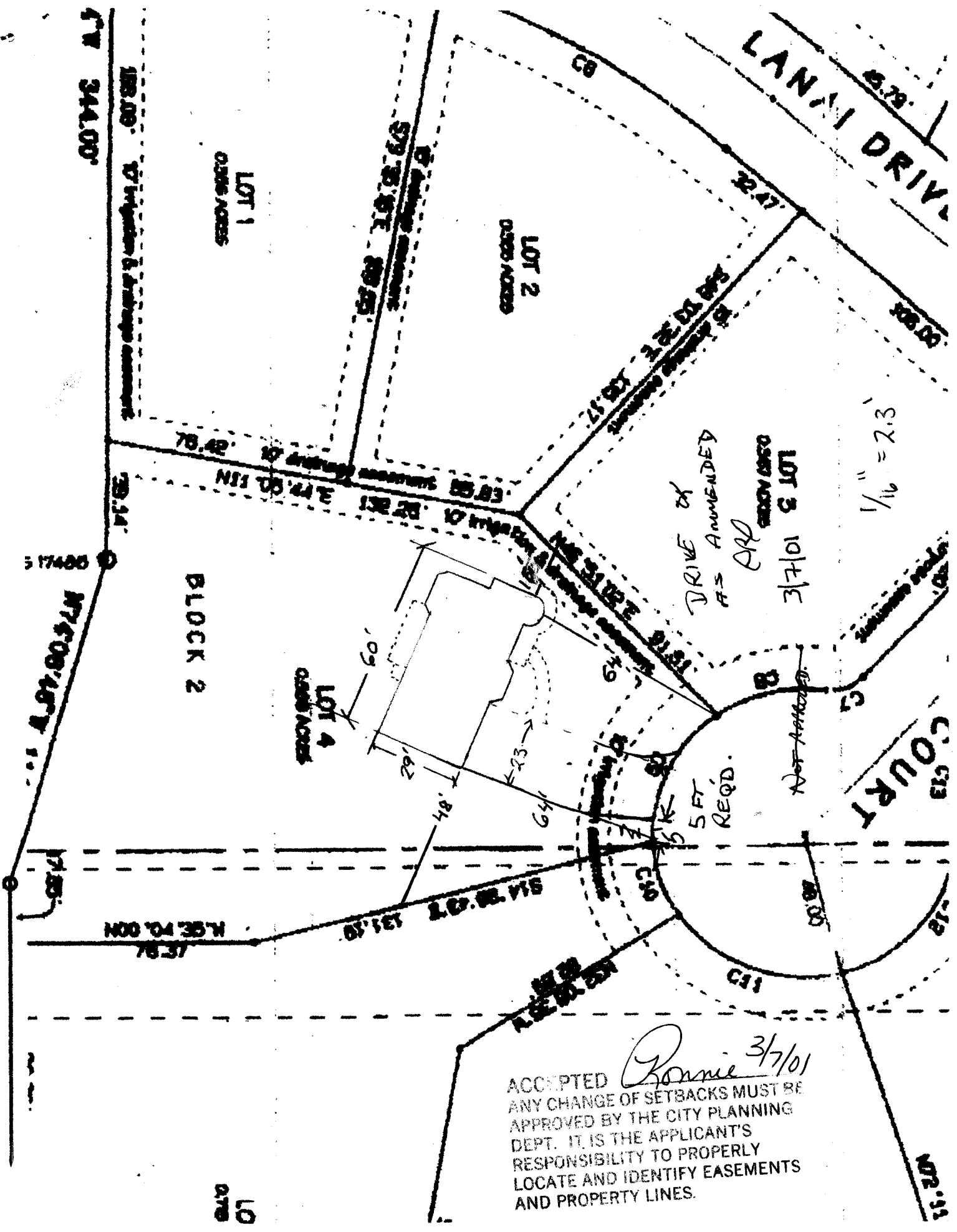
Department Approval Ronnie Edwards

Date 3/7/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13782</u>
Utility Accounting	<u>K. H. et</u>	Date	<u>3/7/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



DRIVE OR
AS AMENDED

LOT 3
10/7/16
ACRES

1/16" = 2.3'

COURT

ACCEPTED *Ronnie* 3/7/01
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LO
0.276