

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

account # 2011-01340-42799-30-F/0400

PLANNING CLEARANCE

BLDG PERMIT NO. 31071

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 2698 HAVEN HILL CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2700

TAX SCHEDULE NO. 2701-252-33-006 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION SUMMER HILL TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 2 BLK 2 LOT 6

(1) OWNER DALE HILL

(1) ADDRESS 656 W. ELIG CT

(1) TELEPHONE 234-7022
242-7022

(2) APPLICANT SAIWE

(2) ADDRESS _____

(2) TELEPHONE _____

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

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

USE OF EXISTING BUILDINGS RES

DESCRIPTION OF WORK & INTENDED USE NEW HOME

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

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%

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

Permanent Foundation Required: YES X NO _____

Side 10' from PL, Rear 30' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions _____

CENSUS 12 TRAFFIC 13 ANN# _____

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 Dale L Hill Date 8-9-01

Department Approval Aishi Magon Date 8/10/01

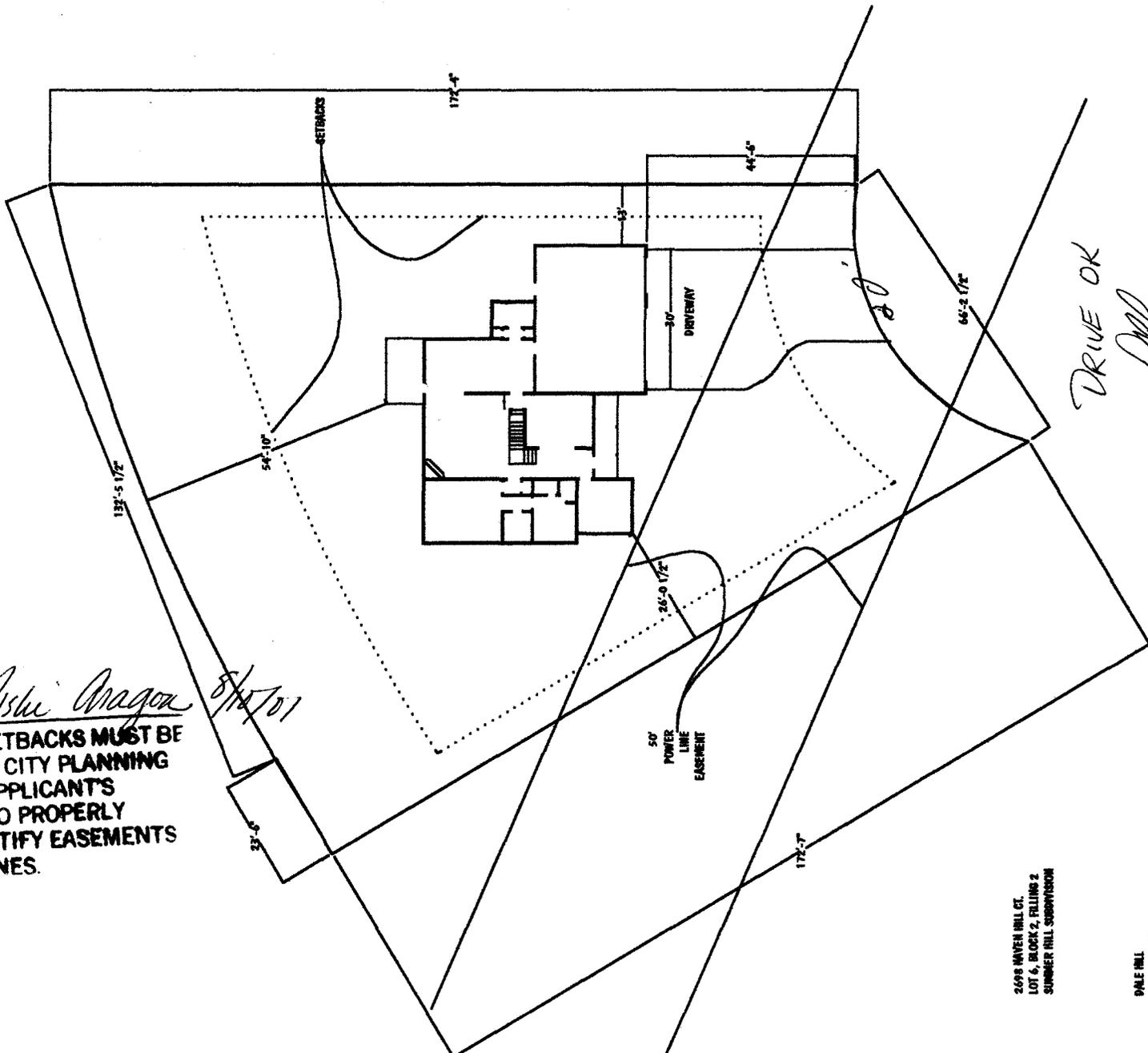
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14196</u>
Utility Accounting	<u>Kate Hart</u>	Date	<u>8/10/01</u>

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)

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Alshi Aragon 8/10/01



DRIVE OK
DA
8/10/01

2698 HAVEN HILL CT.
LOT 6, BLOCK 2, FELLING 2
SUMNER HILL SUBDIVISION

PALE HILL
656 WELIG CT.
GRAND JUNCTION, CO 81504
234-7022 / 242-7022