

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

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

BLDG PERMIT NO. 82520



Your Bridge to a Better Community

2011-6340-42 799-30-F16400

BLDG ADDRESS 2699 HAVEN HILL CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2905
 TAX SCHEDULE NO. 2701-252-33-005 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION SUMNER HILL TOTAL SQ. FT. OF EXISTING & PROPOSED 2905
 FILING 2 BLK 2 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER DALE HILL NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 0 this Construction
 (1) ADDRESS 656 WOLFE CT USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 242-7022 DESCRIPTION OF WORK & INTENDED USE RES (SFD)
 (2) APPLICANT _____ new home
 (2) ADDRESS _____ TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ _____ 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 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 15' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS 16 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).

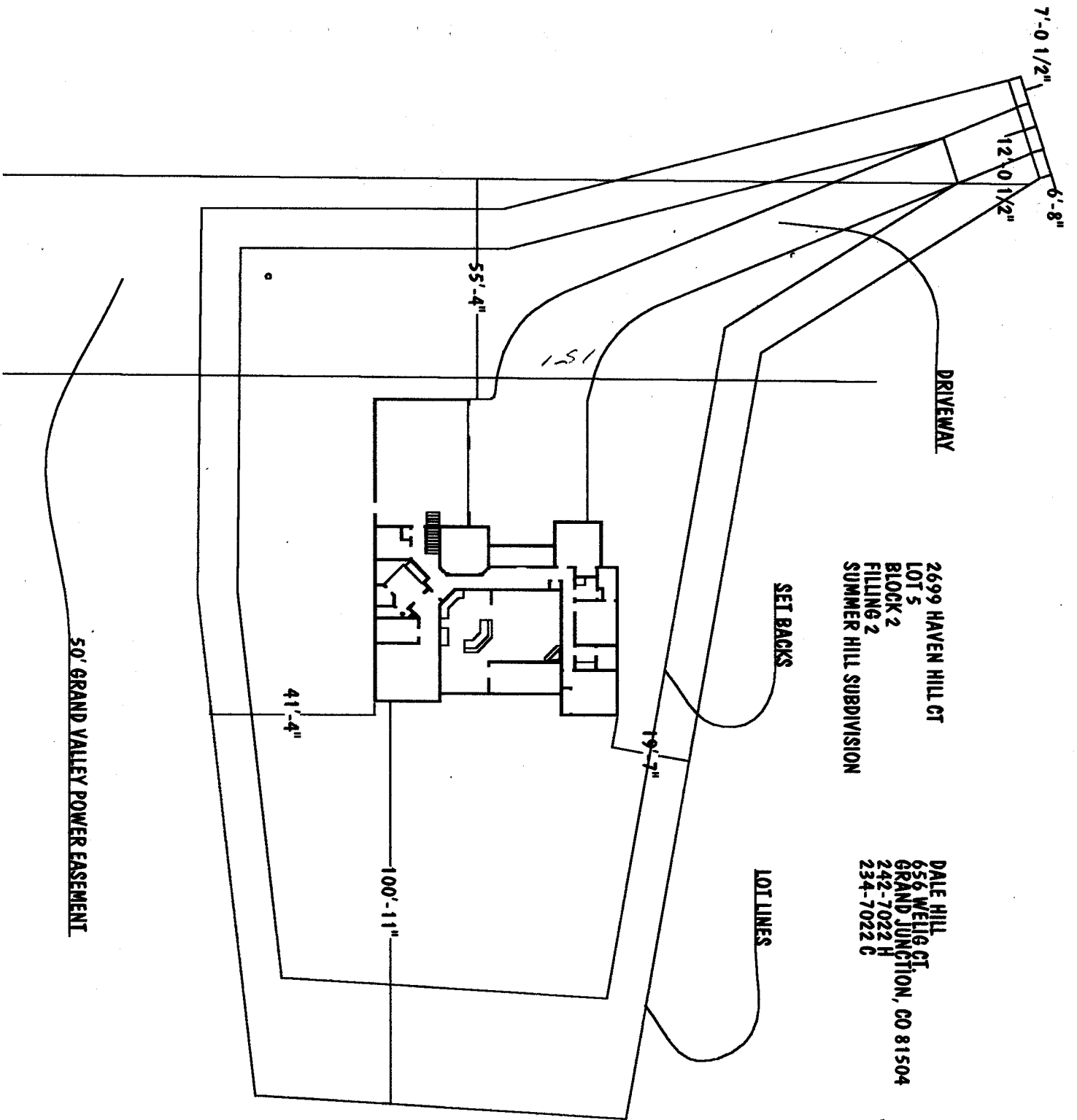
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Dale L Hill Date 11-27-01
 Department Approval Lee Bushman Date 11-30-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14398</u>
Utility Accounting	<u>Kate Esberry</u>	Date	<u>11/30/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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



2699 HAVEN HILL CT
 LOT 5
 BLOCK 2
 FILLING 2
 SUMMER HILL SUBDIVISION

DALE HILL
 656 WELLS CT
 GRAND JUNCTION, CO 81504
 242-7022 H
 234-7022 C

DRIVE OK
 DMD
 11/27/07

ACCEPTED *Pat Bushman*
 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 11-30-07