

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 86266



Your Bridge to a Better Community

BLDG ADDRESS 851 HAVEN CRT & STH SQ. FT. OF PROPOSED BLDGS/ADDITION 1920
 TAX SCHEDULE NO 2701-261-31-016 parent parcel SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION SUMMER HILL TOTAL SQ. FT. OF EXISTING & PROPOSED 2400
 FILING 3 BLK 2 LOT 3 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER DALE HILL NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS 656 WELLS CT USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 242-7022 DESCRIPTION OF WORK & INTENDED USE SINGLE DWELLING RES
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ 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) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS 110 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).

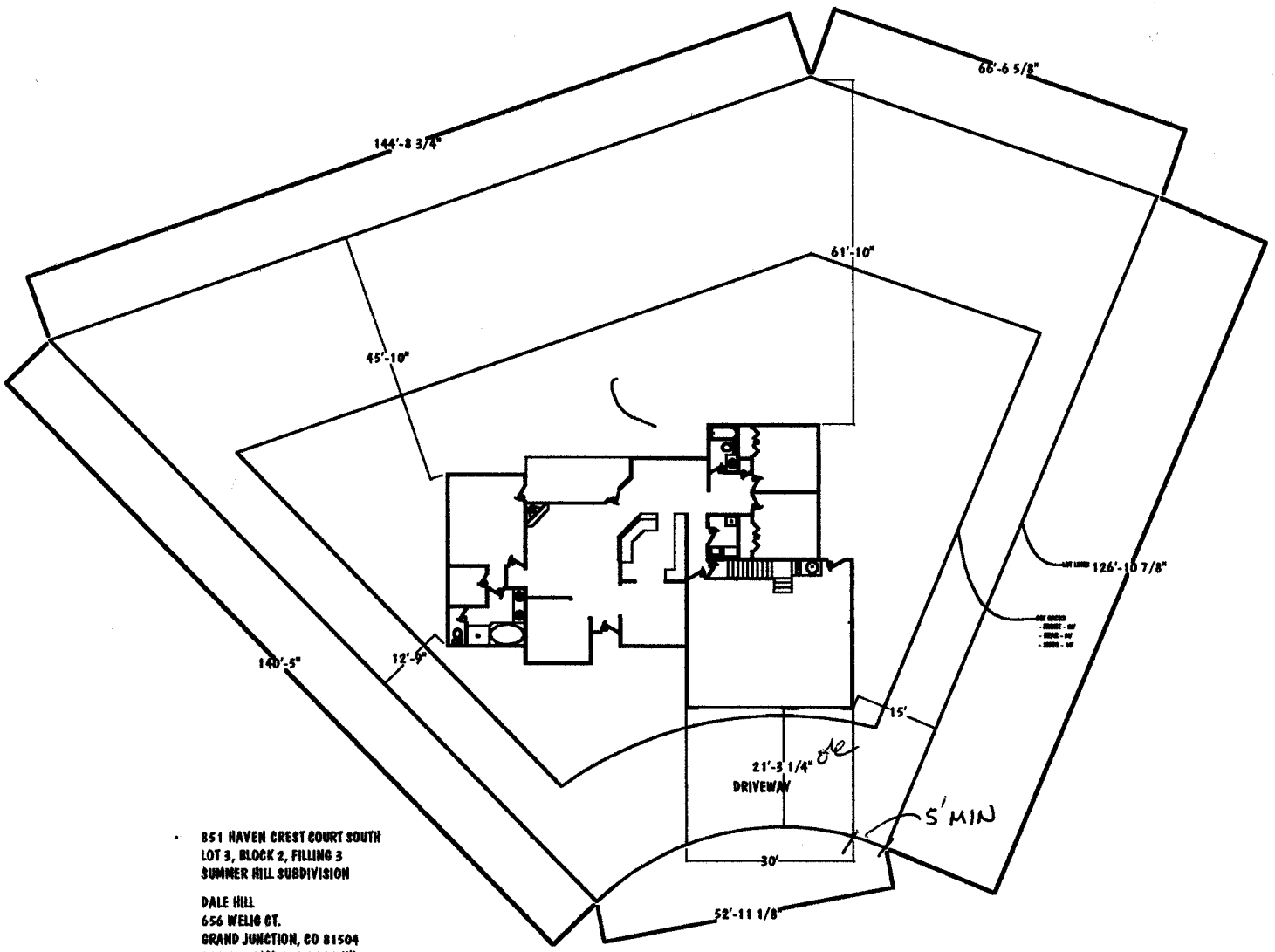
Applicant Signature Dale L Hill Date 9-9-02
 Department Approval H. Pat Bushman Date 9-12-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15301</u>
Utility Accounting <u>C. Bensley</u>	Date <u>9/12/02</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)

9-12-02

ACCEPTED *Pat Berishman*
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



851 HAVEN CREST COURT SOUTH
LOT 3, BLOCK 2, FILLING 3
SUMMER HILL SUBDIVISION

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

OK
WJ
9/9/02