

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

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

BLDG PERMIT NO. 87180



Your Bridge to a Better Community

*N. 3000 SF STRUCTURE*

*Account # 2011-01840-42799-30 F16400*

BLDG ADDRESS 852 HAVEN CREST COURT SOUTH SQ. FT. OF PROPOSED BLDGS/ADDITION 4,266 (2,133 bs)  
 TAX SCHEDULE NO. 2701-261-39-004 SQ. FT. OF EXISTING BLDGS N/A *2,133 main House*  
 SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 4,266  
 FILING 3 BLK 2 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER DISTINCTIVE DESIGN BLDGS NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 1255 21 RD USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 858-9091 DESCRIPTION OF WORK & INTENDED USE New Home  
 (2) APPLICANT VON BORGMAN TYPE OF HOME PROPOSED:  
 (2) ADDRESS 1255 21 RD  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 858-9091  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  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 Approval Ltr from Lic. Eng.  
 CENSUS 1A 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 [Signature] Date 11/19/02  
 Department Approval [Signature] Date 11/19/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15505</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-21-02</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)

