

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

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

BLDG PERMIT NO. 87472



Your Bridge to a Better Community

BLDG ADDRESS 855 HAVERN CREST CT S SQ. FT. OF PROPOSED BLDGS/ADDITION 4600

TAX SCHEDULE NO. 2701-201-39-001 SQ. FT. OF EXISTING BLDGS _____

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

FILING 3 BLK 2 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER DALE HILL NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 656 WELIE CT ST USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 242-7022 DESCRIPTION OF WORK & INTENDED USE NEW RES

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

(2) ADDRESS _____

(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%

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 0

Maximum Height 32' Special Conditions Engineered Foundation
req'd

CENSUS 11 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 Dale F Hill Date 12-10-02

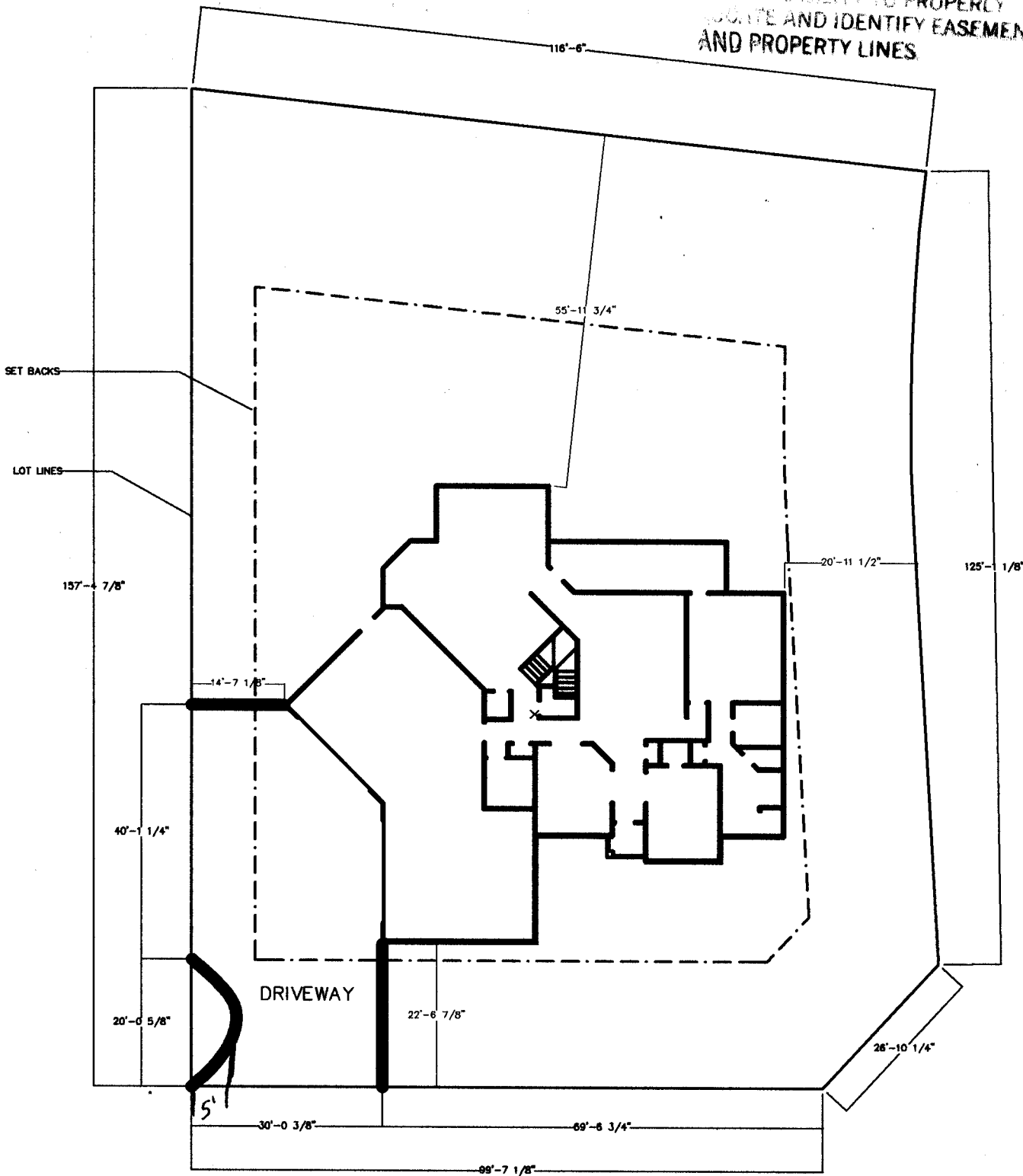
Department Approval F.B. Gayles Anderson Date 12-11-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15559</u>
Utility Accounting <u>Ch Marshall Cole</u>	Date <u>12/11/02</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)

12-11-02
 ACCEPTED *Daylen Henderson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. APPLICANTS
 ARE RESPONSIBLE TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



SET BACKS
 SIDE - 10'
 FRONT - 20'
 BACK - 30'

855 HAVEN CREST COURT SOUTH
 LOT 1
 BLOCK 2
 FILLING 3
 SUMMERHILL SUBDIVISION

DALE HILL
 656 WELIG CT.
 GRAND JUNCTION, CO 81506
 234-7022

*Driveway must be 5' off of Propline
 OK as noted
 CCH 12/11/02*