

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 85966



Your Bridge to a Better Community

Acct # 2011-61340-42799-30-F16400

BLDG ADDRESS 859 Haven Crest Cr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2966

TAX SCHEDULE NO. 2701-262-38-010 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 2966

FILING _____ BLK _____ LOT _____

(1) OWNER DONALD & JOANN BORGMAN

(1) ADDRESS 2648 H³/₄ Rd. - GJ, 81506

(1) TELEPHONE 970-257-0720

(2) APPLICANT Distinctive Design Bldg Inc.

(2) ADDRESS 1255 21 Rd. GJ CO

(2) TELEPHONE 970-858-9091

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 N/A

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

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

Side 10' from PL, Rear 30' from PL

Maximum Height 32'

Maximum coverage of lot by structures 30%

Permanent Foundation Required: YES NO _____

Parking Req'mt 2

Special Conditions _____

CENSUS 16 TRAFFIC 13 ANNX# _____

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 Joann Borgman

Date 8-27-02

Department Approval Dayleen Henderson

Date 8-28-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15291</u>
Utility Accounting	<u>Marshall Cole</u>	Date	<u>8/28/02</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)

8-28-02
 ACCEPTED *Dayleen Henderson*
 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.

Setback line is
 incorrect. Setback is 30'.

