

act 2011-61340-42799-30-F16400

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

### PLANNING CLEARANCE

BLDG PERMIT NO. 85111

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



Your Bridge to a Better Community

BLDG ADDRESS 862 Avenue Crest Court Suite SQ. FT. OF PROPOSED BLDGS/ADDITION 4900

TAX SCHEDULE NO. 2701-261-31-016 SQ. FT. OF EXISTING BLDGS - 0 -

SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 4900

FILING 3 BLK 2 LOT 9 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) OWNER GREGORY J TORT NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) ADDRESS 2692 Haven Hill Dr USE OF EXISTING BUILDINGS SFR

(1) TELEPHONE 243-1351 DESCRIPTION OF WORK & INTENDED USE BUILD SFR

(2) APPLICANT SAWA TYPE OF HOME PROPOSED:

(2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
(2) TELEPHONE 234-5154 \_\_\_\_\_ 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 2 NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 30' from PL Parking Req'mt

Maximum Height 32' Special Conditions Not from licensed eng req'd  
CENSUS 14 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 [Signature] Date 7/19/02  
Department Approval [Signature] Date 7-26-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13149</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/26/02</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)

29'-5 1/2"

15'

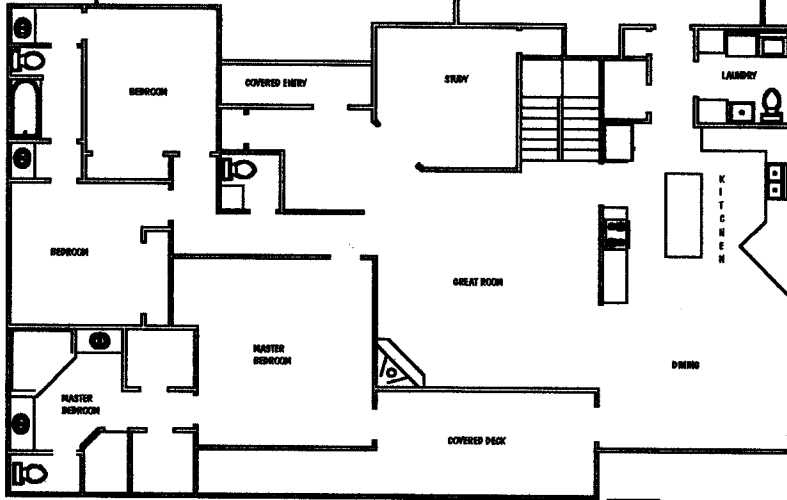
61'-9"

22'

*DRIVE OK  
OK  
7/22/02*

7-26-02 *Jay Jean Henderson*

**ACCEPTED**  
**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.**



17'  
10'

10'

20'-8 1/2"

48'-03/4"

862 HAVEN CREST COURT SOUTH  
LOT 9  
BLOCK 2  
FILLING 3  
SUMMER HILL SUBDIVISION

Revised  
ACCEPTED *C. Fair Nelson*  
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

862 HAVEN CREST COURT SOUTH  
LOT 9  
BLOCK 2  
FILING 3  
SUMMER HILL SUBDIVISION

