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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

BLDG ADDRESS 2694 Haven Hill Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 120 sq²
 TAX SCHEDULE NO. 2701-261-33-008 SQ. FT. OF EXISTING BLDGS ~1400 sq²
 SUBDIVISION Summerhill TOTAL SQ. FT. OF EXISTING & PROPOSED 2020 sq²
 FILING 2 BLK 2 LOT 8 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: _____ this Construction
 (1) OWNER Daniel L. & Robin J. Sellers
 (1) ADDRESS 2694 Haven Hill Dr. USE OF EXISTING BUILDINGS storage shed
 (1) TELEPHONE 242-8390 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT Daniel Sellers TYPE OF HOME PROPOSED:
 (2) ADDRESS 2694 Haven Hill Dr. _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 242-8390 Other (please specify) Pre-built shed

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't 2
31 10' Special Conditions _____
 Maximum Height _____ CENSUS 16 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 Daniel L. Sellers Date 3/5/02
 Department Approval Pat Bushman Date 3-5-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Bensley</u>		Date <u>3/5/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)