

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. N/A

[Handwritten Signature]



Your Bridge to a Better Community

BLDG ADDRESS 2696 Haven Hill Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 160 SF
 TAX SCHEDULE NO. 2701-261-33-007 SQ. FT. OF EXISTING BLDGS 2675
 SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED ~~160~~ 2,835
 FILING 2 BLK _____ LOT 7
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) OWNER Vickie Wickard
 (1) ADDRESS 2696 Haven Hill Ct
 (1) TELEPHONE (970) 255-1161
 (2) APPLICANT Vickie Wickard
 (2) ADDRESS _____
 (2) TELEPHONE _____
 USE OF EXISTING BUILDINGS Residence
 DESCRIPTION OF WORK & INTENDED USE Storage Shed
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) Storage 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
 Parking Req'mt _____
 Side 3'/10' from PL, Rear 10'/30' from PL
 Special Conditions _____
 Maximum Height 32'
 CENSUS 110 TRAFFIC 1B 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 Vickie Wickard Date _____
 Department Approval C. Faye Gibson Date 5/20/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting	<i>[Handwritten Signature]</i>		Date <u>5/20/02</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)

ACCEPTED

5/20/09
C. E. Wilson

FOR APPLICANTS TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

N

E

75 FT

5 FT to fence

Storage shed

Concrete SLAB

Garage

House

Fence

15 FT
to fence

Fence

35 FT

S
Haven Hill Court

