

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

use acct # 2011-1340-42799-30-F10400
PLANNING CLEARANCE (B)

BLDG PERMIT NO. 89698

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 866 HAVEN CRT SQ. FT. OF PROPOSED BLDGS/ADDITION 2900
 ct ~~South~~ North

TAX SCHEDULE NO. 2781-201-38-001 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION SUMMER HILL TOTAL SQ. FT. OF EXISTING & PROPOSED 2800

FILING 3 BLK 1 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 _____ USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE SINGLE RES

(2) APPLICANT DALE HILL TYPE OF HOME PROPOSED:

(2) ADDRESS 656 WELIA CT Site Built Manufactured Home (UBC)

(2) TELEPHONE 242 7022 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 Maximum coverage of lot by structures _____

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 2

Maximum Height 32' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 L Hill Date 5-16-03

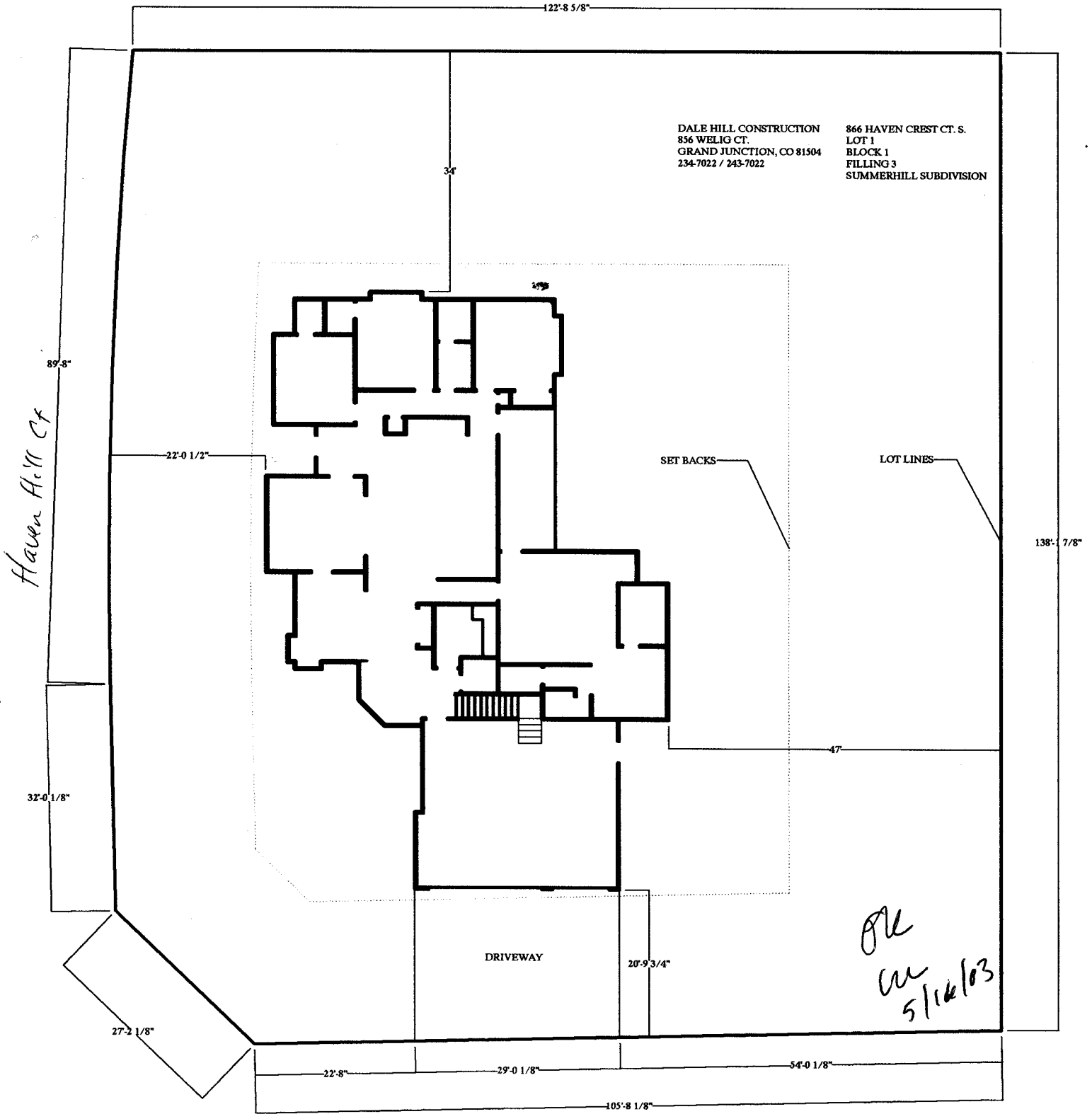
Department Approval L.B. Gayle Henderson Date 5-19-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16082</u>
Utility Accounting	<u>OM Cole</u>	Date	<u>5/19/03</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)

5-19-03
ACCEPTED *Gayle Henderson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



DALE HILL CONSTRUCTION
856 WELIG CT.
GRAND JUNCTION, CO 81504
234-7022 / 243-7022

866 HAVEN CREST CT. S.
LOT 1
BLOCK 1
FILLING 3
SUMMERHILL SUBDIVISION

Haven Hill Ct

*OK
CW
5/16/03*

Haven Hill Drive