

FEE \$ 10.00

TCP \$ 500.00

SIF \$ 298.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Account # 2011-01340-42799-30-File400

Building Address 861 HUNTER CREST CIR (W) (C) No. of Existing Bldgs NONE No. Proposed 1

Parcel No. 2701-261-38-009 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2984

Subdivision SUMMER HILL Sq. Ft. of Lot / Parcel _____

Filing 3 Block 1 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name DALE HILL

Address 674 TAMARRON DR

City / State / Zip GT CO 81506

APPLICANT INFORMATION:

Name DALE HILL

Address 674 TAMARRON

City / State / Zip GT CO 81506

Telephone 242-7022-2164818

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

*TYPE OF HOME PROPOSED:

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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

Side 10' from PL Rear 30' from PL Parking Requirement 2

Maximum Height of Structure(s) 32' Special Conditions Engineered foundation

Voting District B Driveway Location Approval U required
(Engineer's Initials)

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 Hill Date 8-12-04

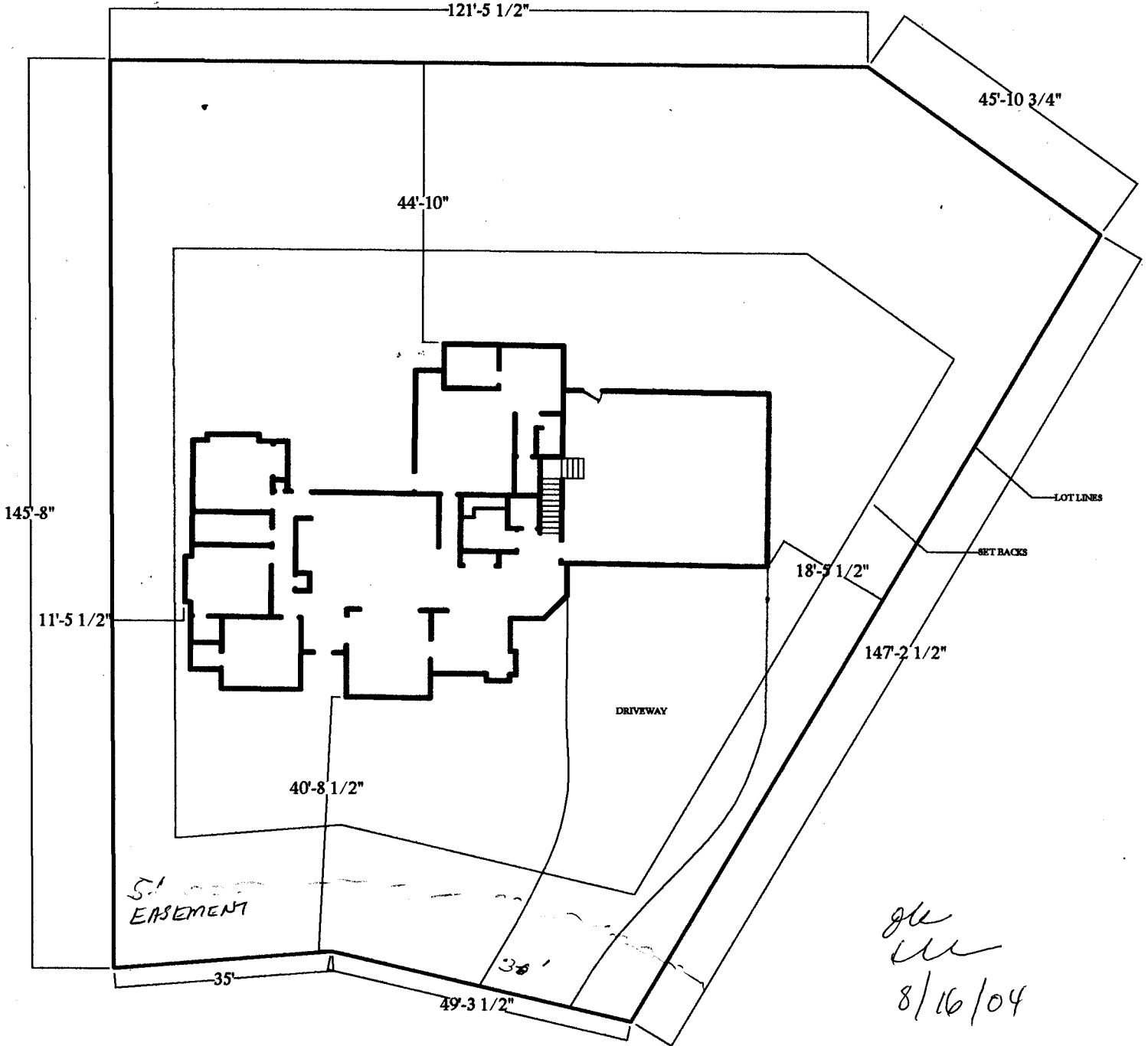
Department Approval NA Dayleen Henderson Date 8-17-04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 17550

Utility Accounting 00 Date 8/17/04

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

8-17-04
 ACCEPTED *Gayleen 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.



161 HAVEN CREST CIRCLE
 LOT 9
 BLOCK 1
 FILLING 3
 SUMMER HILL SUBDIVISION

DALE HILL CONSTRUCTION
 674 TAMARRONIA
 GRAND JUNCTION, CO 81506
 242-7822 & 214-4818 c

*Show front Easement