

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

2015-61340-42799-30-716400
PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 863 Haven Court Circle No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2701-26d-38-008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4114
 Subdivision Summer Hill Sq. Ft. of Lot / Parcel 21,039
 Filing 3 Block 1 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4868

OWNER INFORMATION:

Name Dale L. Hill Construction
 Address 674 Tamaran Dr.
 City / State / Zip G.J. Co 81508

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Dale L. Hill
 Address 674 Tamaran Dr.
 City / State / Zip G.J. Co 81506
 Telephone 970-242-7022

***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 Foundations Required
 Voting District B Driveway Location Approval MM
 (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 Mrs. Dale L. Hill Date 4-19-04
 Department Approval [Signature] Date 4-28-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17207</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-28-04</u>		

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)

863 HAVEN CREST CIRCLE
LOT 9
BLOCK 1
FILLING 3
SUMMERHILL SUBDIVISION

DALE HILL CONSTRUCTION
674 TAMMARON DR
GRAND JUNCTION, CO 81506
242-7022 / 216-4818

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.

Mike Brown 4-28/04

