

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

2011-01340-42799-30-F16400

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____



Building Address 867 HAVEN CREST CT-N No. of Existing Bldgs 0 Proposed 1
 Parcel No. 2701-201-38-006 Sq. Ft. of Existing Bldgs _____ Proposed _____
 Subdivision SUMMER HILL Sq. Ft. of Lot / Parcel _____
 Filing 3 Block 1 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3256

OWNER INFORMATION:

Name DALE HILL
 Address 656 WELIE CT
 City / State / Zip G.J. CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DALE HILL
 Address 656 WELIE CT
 City / State / Zip G.J. CO 81504
 Telephone 242-7222 2164919

***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 X 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 _____ (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 L Hill Date 1-13-04
 Department Approval JH Bayless Henderson Date 1-15-04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 16953
 Utility Accounting CM Cole Date 1/15/04

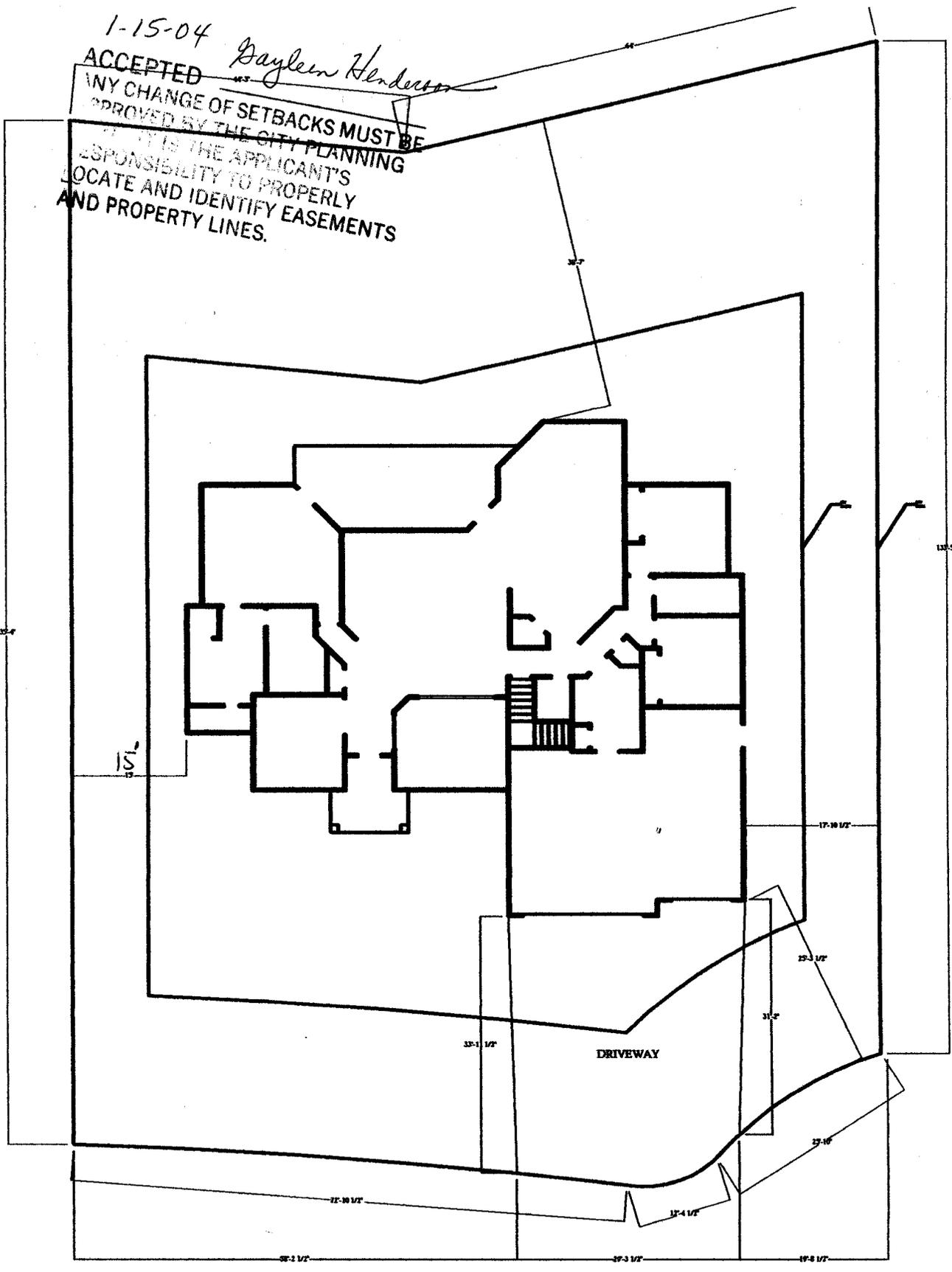
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1-15-04

Gayle Henderson

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING

IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



867 HAVEN CREST COURT NORTH
LOT 6
BLOCK 1
FILLING 3
SUMMER HILL SUBDIVISION

DALE HILL CONSTRUCTION
674 TAMARRON DR.
GRAND JUNCTION, CO 81506
242-7022 (h) / 216-6818 (c)

all
cu
1/13/04