

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2667 SPERBER LN SQ. FT. OF PROPOSED BLDGS/ADDITION 3450

TAX SCHEDULE NO. 2945-021-26-002 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION SPERBER LANE
MINOR TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 2 LOT 2 NO. OF DWELLING UNITS:

(1) OWNER Edmond MAH Before: _____ After: _____ this Construction

(1) ADDRESS _____ NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE _____ Before: _____ After: _____ this Construction

(2) APPLICANT DALE HILL USE OF EXISTING BUILDINGS _____

(2) ADDRESS 674 TAMARROW LN DESCRIPTION OF WORK & INTENDED USE RES CIVIL

(2) TELEPHONE 216-4818 TYPE OF HOME PROPOSED:

Site Built _____ Manufactured Home (UBC)
 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 RSF-2 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

Side 15' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS B TRAFFIC _____ ANN# _____

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).

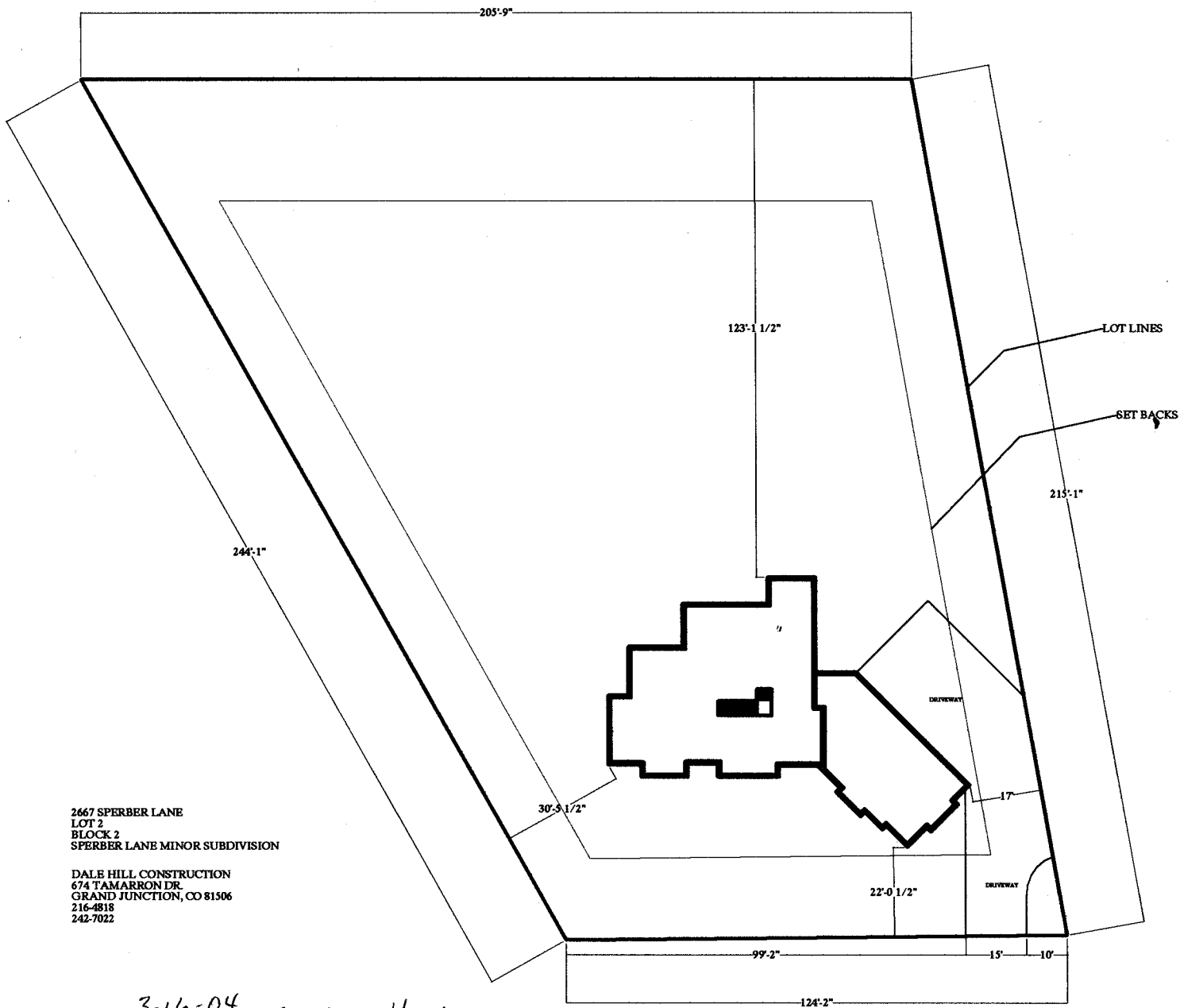
Applicant Signature Dale L Hill Date 3-10-04

Department Approval NA Gayleen Henderson Date 3-15-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17081</u>
Utility Accounting	<u>Kat Osterman</u>	Date	<u>3/17/04</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)



2667 SPERBER LANE
 LOT 2
 BLOCK 2
 SPERBER LANE MINOR SUBDIVISION

DALE HILL CONSTRUCTION
 674 TAMARRON DR.
 GRAND JUNCTION, CO 81506
 216-4818
 242-7022

3-16-04
 ACCEPTED *Daylene Henderson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

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 3/10/04