

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

2011-01340-42799-30-F10400  
**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 565 HALEN CREST CT NW No. of Existing Bldgs new No. Proposed \_\_\_\_\_  
 Parcel No. 2701-201-38-008 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision SUMMER HILL Sq. Ft. of Lot / Parcel 10,000  
 Filing 3 Block 1 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name DALE HILL  
 Address 674 TAMARRON DR  
 City / State / Zip BJ CO 91506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name DALE HILL  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 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 3070  
 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 Req'd  
 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 4-20-05  
 Department Approval M. C. Jayne Date 4/21/05

Additional water and/or sewer tap fee(s) are required:  YES  NO  W/O No. 18055  
 Utility Accounting D. Overholt Date 4/21/05

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)

4/21/05  
ACCEPTED *C. Faye Hall*  
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.

107'-2"

*5' GRSE TA LMT*

46'-1"

145'-3"

SET BACKS  
LOT LINES

135'-4"

15'

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

865 HAVEN CREST CT N  
LOT 7  
BLOCK 1  
FILLING #3  
SUMMER HILL SUBDIVISION

22'-11 1/2"

DRIVEWAY

*14' Multi-purpose EASEMENT*

11'-10"

59'-8 1/2"

30'-3 1/2"

15'

105'