

2011-61340-42799-30-F16400

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

BLDG PERMIT NO.

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 857 HAVEN CREST CIR No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2701-261-38-011 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision SUMMERHILL Sq. Ft. of Lot / Parcel 15,289.  
 Filing 3 Block 1 Lot 11 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 GRAND JCT CO 81506

### DESCRIPTION OF WORK & INTENDED USE:

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

### APPLICANT INFORMATION:

Name DALE HILL  
 Address 674 TAMARRON DR  
 City / State / Zip GRAND JCT CO 81506  
 Telephone 970-216-4818

### \*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' / 3' from PL Rear 30' / 10' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32' Special Conditions Eng foundations req'd.  
 Voting District \_\_\_\_\_ Driveway Location Approval W  
 (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).

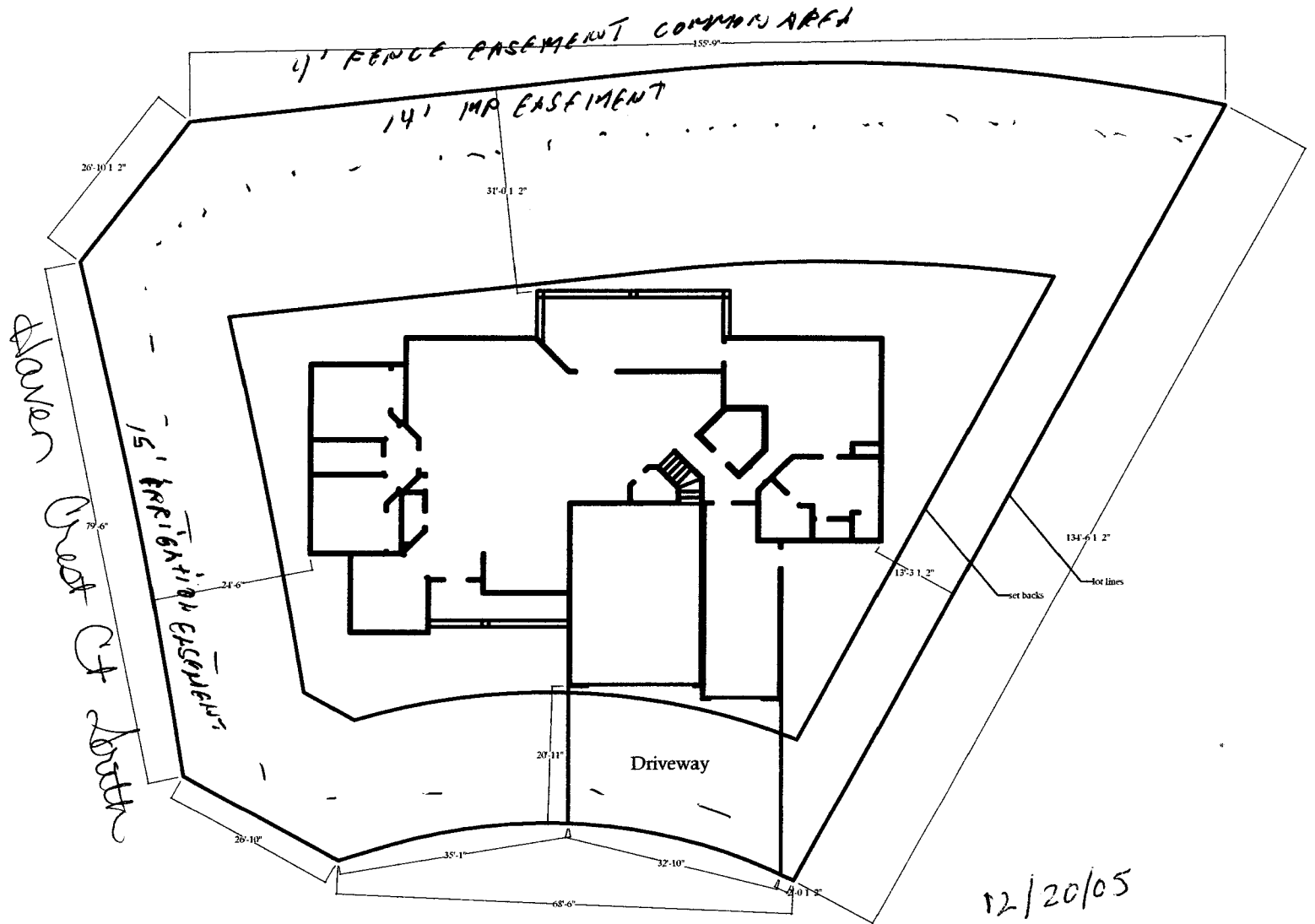
Applicant Signature Dale L Hill Date 12-19-05

Department Approval Bid. Kathy Valdes Date 12-20-05

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 18643

Utility Accounting Marshall Date 12/20/05

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)



857 Haven Crest Circle  
 Lot 11  
 Block 1  
 Filling 3  
 Summer Hill Subdivision

Dale Hill Construction  
 674 Tamarron Dr  
 Grand Junction, CO  
 81506  
 242-7022 / 216-4818

12/20/05  
 ice  
 ok ice

ACCEPTED  
 ALL SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Kathy Falds*