

FEE \$	10.00
TCP \$	---
SIF \$	---

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 865 North Haven Crest Ct No. of Existing Bldgs 1 No. Proposed 0
 Parcel No. 2701-241-38007 Sq. Ft. of Existing Bldgs 3200 Sq. Ft. Proposed 0
 Subdivision Summehu Sq. Ft. of Lot / Parcel .83
 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 Brent & Donna Tuck
 Address 865 North Haven Crest Court
 City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Kevin Smith
 Address 200 W Grand Ave Ste 1
 City / State / Zip Grand Junction, CO 81501
 Telephone 970-240-6307

***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 3' from PL Rear 10' from PL Parking Requirement _____
 Maximum Height of Structure(s) N/A Special Conditions _____
 Voting District _____ 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).

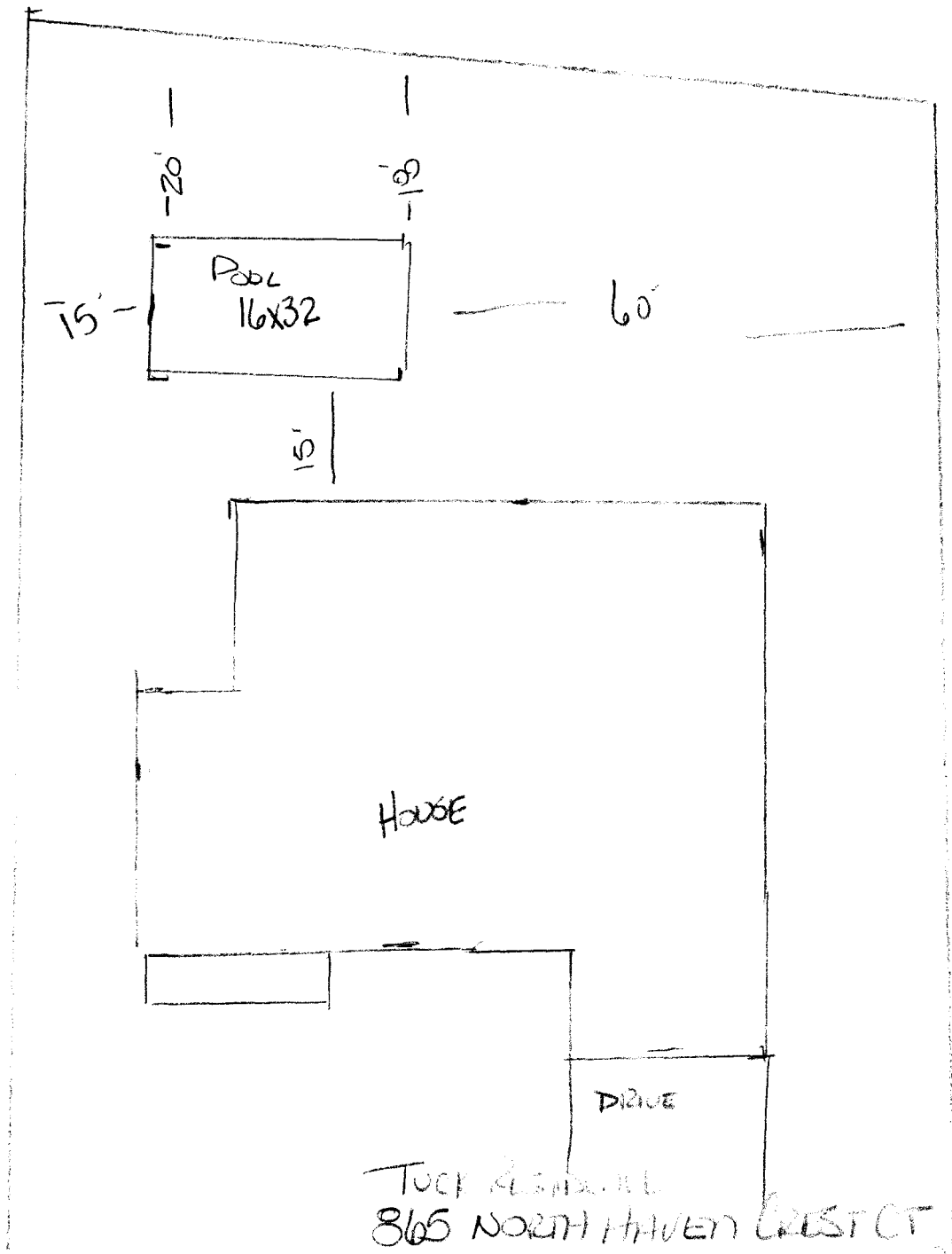
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 12-30-05
 Department Approval [Signature] Date 12-30-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="radio"/>	NO <input type="radio"/>	W/O No. <u>12/30/05</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/30/05</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)

ACCEPTED *Kathy Valdez*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE CITY OF
RESTON, VA. TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



NORTH HAVEN CREST

1"=20'