

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 860 Haven Crest Ct.

No. of Existing Bldgs 1 No. Proposed _____

Parcel No. 2701-261-39-008

Sq. Ft. of Existing Bldgs 1 Sq. Ft. Proposed _____

Subdivision Summer Hill

Sq. Ft. of Lot / Parcel _____

Filing 3 Block 2 Lot 8

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name MARK FENNER

DESCRIPTION OF WORK & INTENDED USE:

Address 860 HAVEN CREST CT.

New Single Family Home (*check type below)

City / State / Zip GRAND JCT. CO 81506

Interior Remodel Addition

Other (please specify): Rock wall on slope 45°
12 ft. high started distr.

APPLICANT INFORMATION:

Name Mark Fenner

*TYPE OF HOME PROPOSED:

Address 860 HAVEN CREST CT

Site Built Manufactured Home (UBC)

City / State / Zip GRAND JCT CO

Manufactured Home (HUD)

Telephone 216-3102

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 _____

Maximum Height of Structure(s) _____

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 Mark Fenner Date 7-21-06

Department Approval JR Date 7/20/06

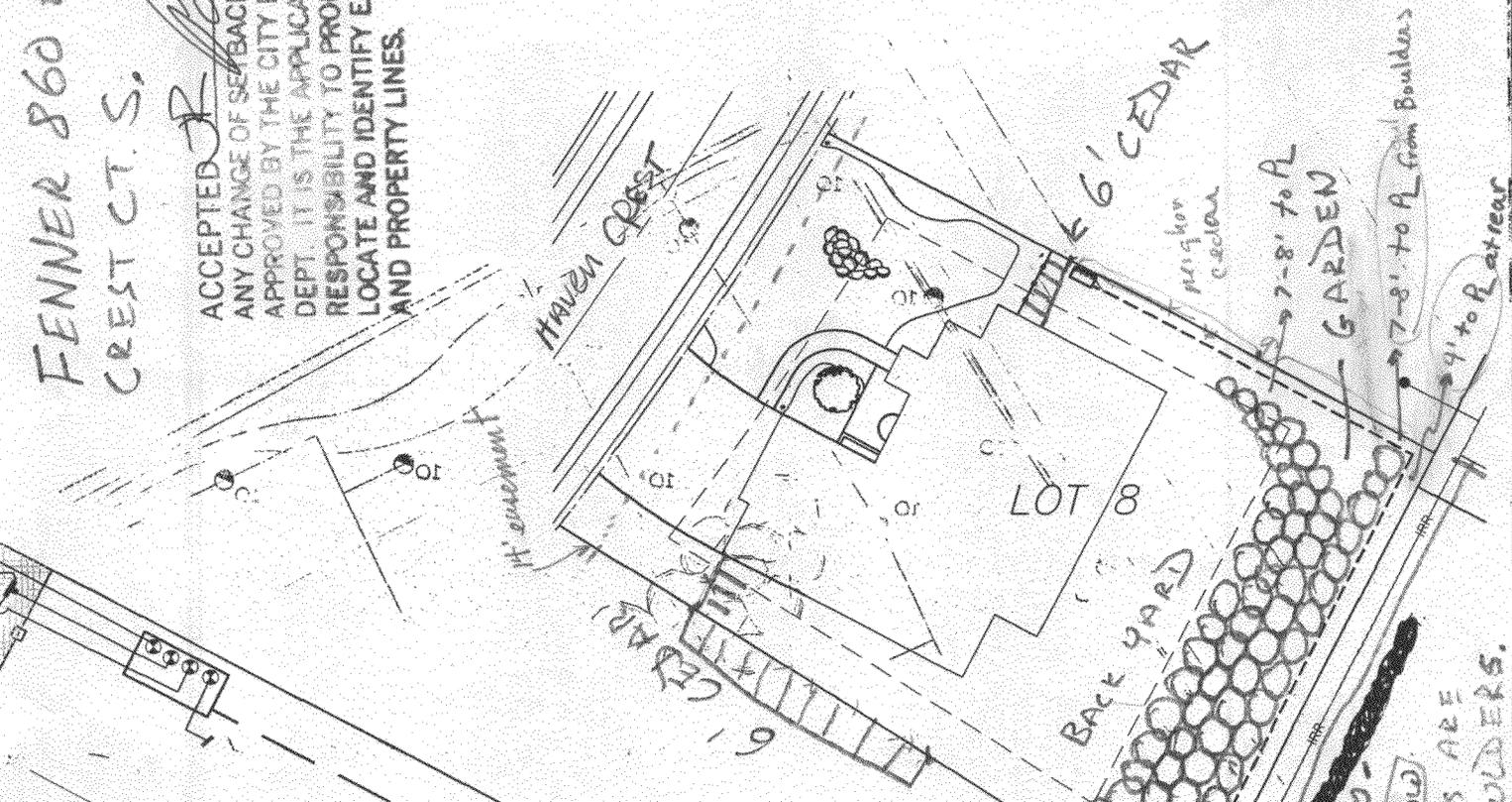
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting Carla Date 7/21/06

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)

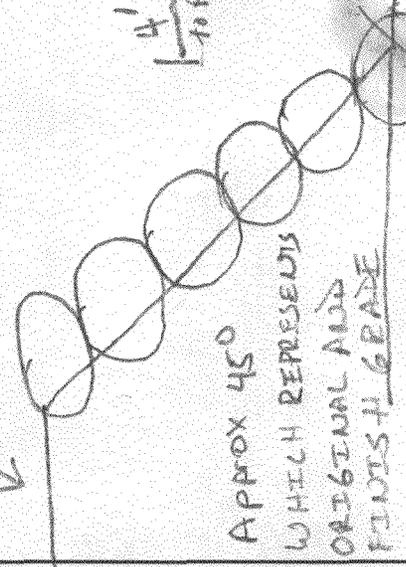
FENNER 860 HAVEN
CREST CT. S.

ACCEPTED *[Signature]*
 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.



SIDE VIEW

BACK YARD



WALL IS OF DRY ROCK CONSTRUCTION USING GRAVITY/FRICTION PRINCIPLES.
 NO EASEMENTS EXIST FOR OUR REAR PROPERTY LINE.

APPROX 12' TALL
 NEIGHBORS FENCE
 6' CEDAR
 4' to R from boulders
 6-8 FOOT BALSALT BOULDERS/BOTTOM TWO LAYER
 110-
 BOTTOM LAYER BURIED 3-4 FEET BELOW GRADE, TOP LAYERS ARE 4-6 FOOT GRANITE BOULDERS.

BACK YARD

LOT 8

6' CEDAR

GARDEN

7-8' to R from Boulders
 7-8' to R from Boulders
 4' to R at rear