

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 870 HAVEN CREST CT N

No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_

Parcel No. 2701-261-38-003

Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_

Subdivision SUMNER HILL

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Filing 3 Block 1 Lot 3

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

**OWNER INFORMATION:**

Height of Proposed Structure \_\_\_\_\_

Name ROBERT + DORTHA SMITH

**DESCRIPTION OF WORK & INTENDED USE:**

Address 870 HAVEN CREST CT N

New Single Family Home (\*check type below)

City / State / Zip 97 CO 81503

Interior Remodel  Addition

Other (please specify): IN GRAND POOL

**APPLICANT INFORMATION:**

**\*TYPE OF HOME PROPOSED:**

Name KEVIN SMITH

Site Built  Manufactured Home (UBC)

Address 200 W GRAND AVE

Manufactured Home (HUD)

City / State / Zip 97 CO 81501

Other (please specify): \_\_\_\_\_

Telephone 970-257-7478

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 \_\_\_\_\_

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) \_\_\_\_\_

Special Conditions Ingrand pool at least 3' from PL

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 2-23-06

Department Approval [Signature] Date 2/23/06

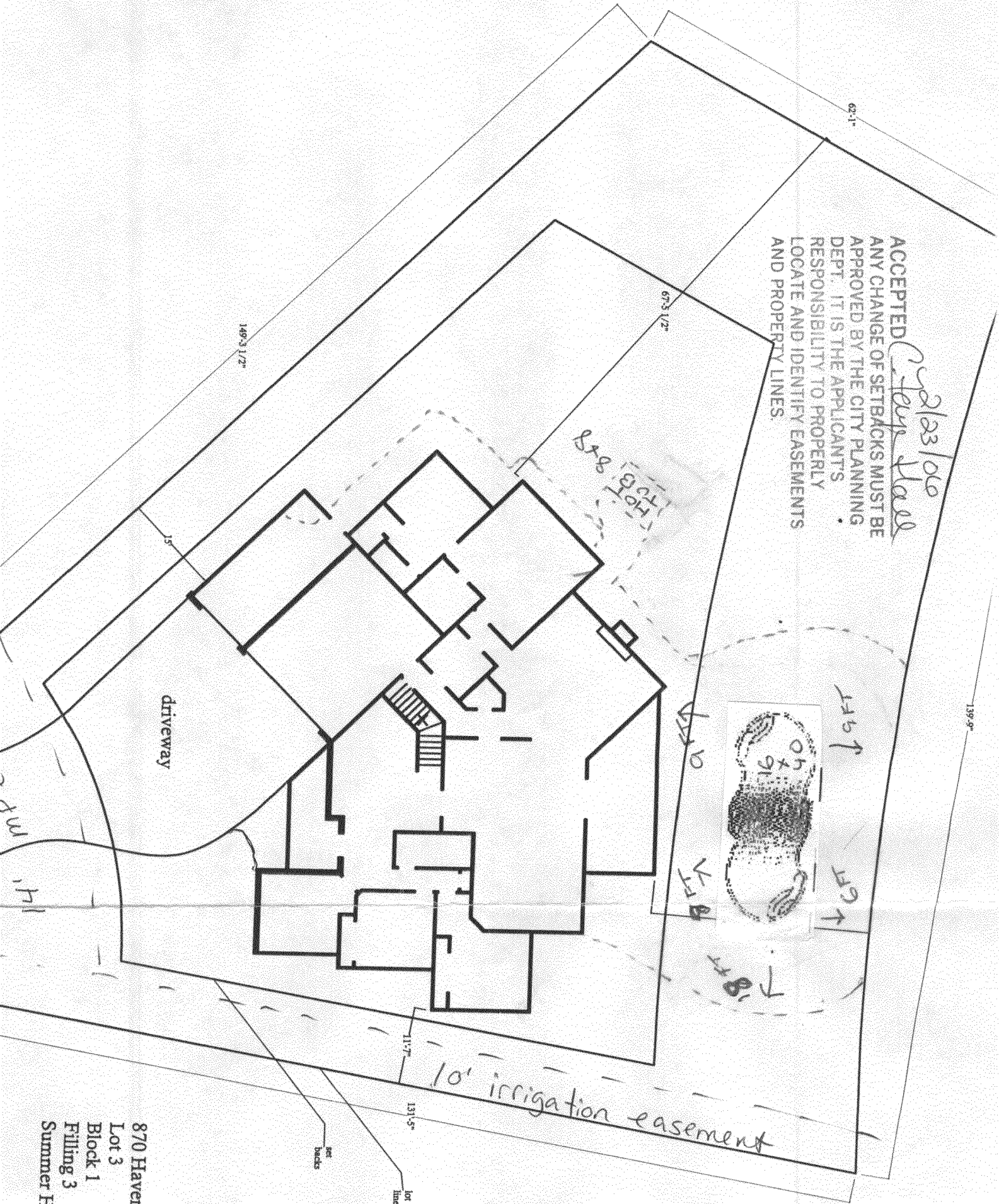
Additional water and/or sewer tap fees are required: YES  NO  W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 2/23/06

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)

ACCEPTED *2/23/00*  
*feels dead*  
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.



870 Haven  
Lot 3  
Block 1  
Filling 3  
Summer H