

TCP acct # 2011-61340-42799-30-F16400

FEE \$	10.00
TCP \$	566.61
SIF \$	292.00

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 75930



Your Bridge to a Better Community

BLDG ADDRESS 2692 Haven Hill Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 3531

TAX SCHEDULE NO. 2701-261-33-009 SQ. FT. OF EXISTING BLDGS — 0 —

SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 3531

FILING 2 BLK 2 LOT 9 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) OWNER GREGORY J TOFT NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) ADDRESS 7700 Eden Ct USE OF EXISTING BUILDINGS SFR

(1) TELEPHONE 243-1351 DESCRIPTION OF WORK & INTENDED USE BUILD SFR

(2) APPLICANT JANE TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_  
(2) TELEPHONE cell-8154

**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 PR 2.5 Maximum coverage of lot by structures 30%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions 10' easements on side/rear

CENSUS 16 TRAFFIC 13 ANN# \_\_\_\_\_

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 7/11/00

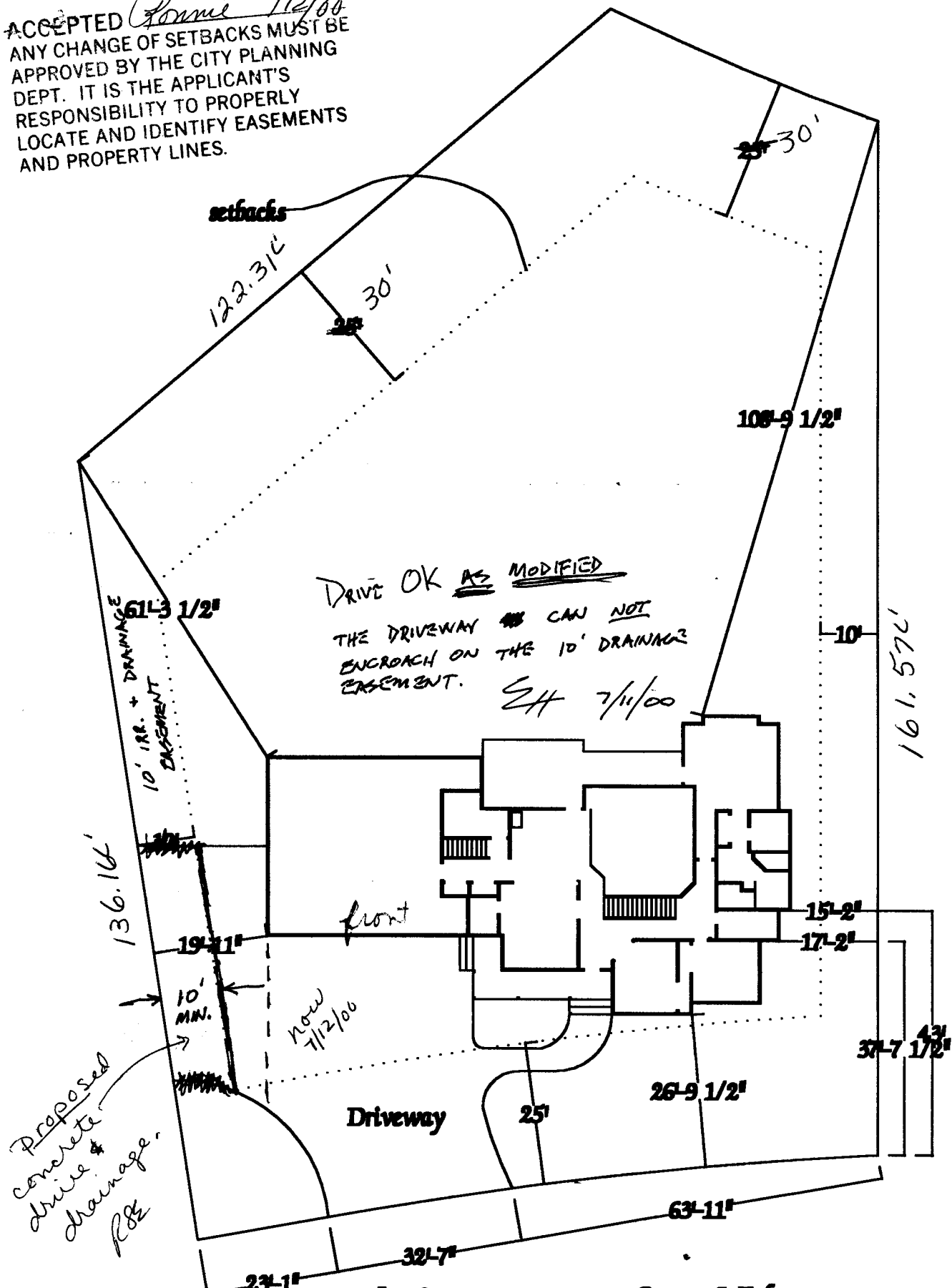
Department Approval [Signature] Ronnie Edwards Date 7/12/00

Additional water and/or sewer tap fee(s) are required: <input checked="" type="radio"/> YES	NO	W/O No. <u>13240</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-12-00</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Ronnie 7/12/00*  
 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.



*Proposed concrete drive & drainage. RJE*

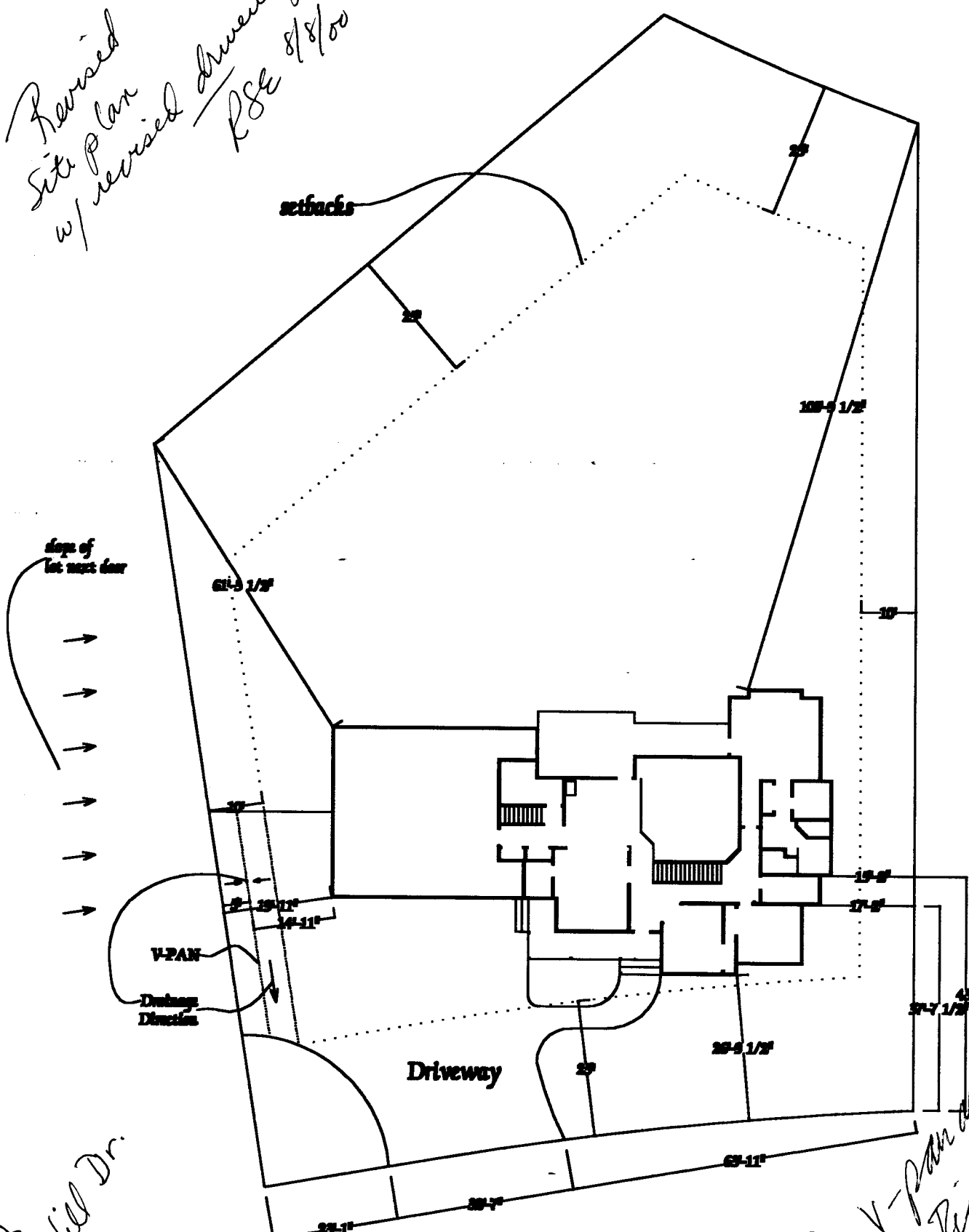
Lot 9  
 Block 2  
 Filing #2  
 Summerhill Subdivision

Gregory J. Toft  
 2720 Eden Ct.  
 Grand Junction, CO 81506  
 243-1351 (h), 234-8154 (c)

*RJE*

2692 Haven Hill Dr.

*Revised Site Plan w/ revised Driveway RSK 8/8/00*



*2692 Haven Hill Dr.*

*V-Pan and drive OK. Rick Davis 8-8-00*

**Lot 9  
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