

TCP Acct# 2011-61340-42 799-30-F16400

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

\$ 868.61

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 80127



Your Bridge to a Better Community

Asses. # 2701-261-33-008

BLDG ADDRESS 2694 HAVEN HILL DR SQ. FT. OF PROPOSED BLDGS/ADDITION 2500

TAX SCHEDULE NO. 2701-~~261~~-33-008 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 2500

FILING 2 BLK 2 LOT 8 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

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

(1) ADDRESS 2692 HAVEN HILL DR USE OF EXISTING BUILDINGS SPR

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

(2) APPLICANT GREGORY J TOFT TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)

(2) ADDRESS 2692 HAVEN HILL DR  Manufactured Home (HUD)

(2) TELEPHONE 234-8154  Other (please specify) \_\_\_\_\_

**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 PR2.5 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 \_\_\_\_\_

CENSUS 16 TRAFFIC 13 ANNX# \_\_\_\_\_

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 5/24/01

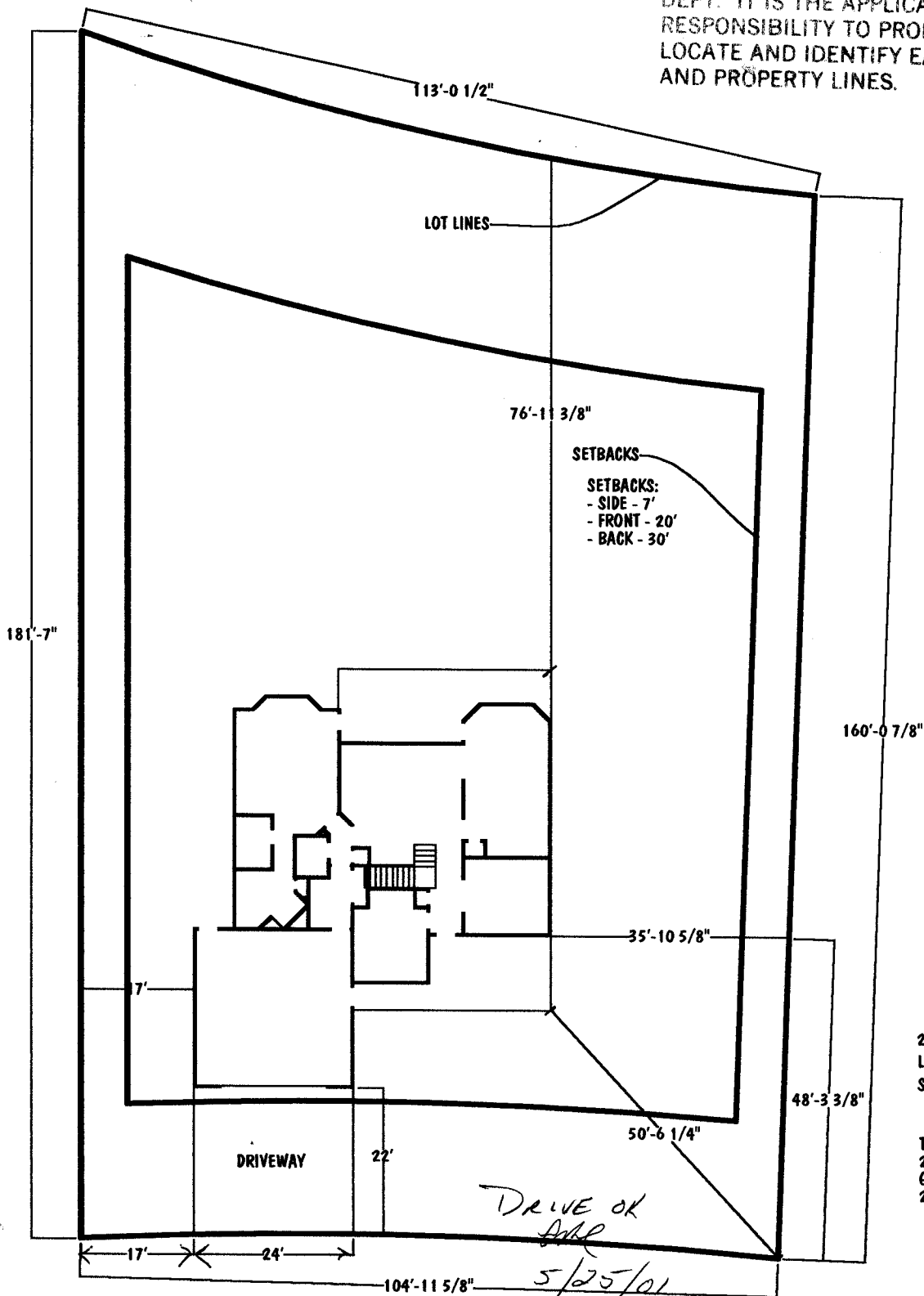
Department Approval [Signature] Date 6/1/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14000</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6/1/01</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)

6/1/01  
 ACCEPTED *C. Faye Gibson*  
 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.



2694 HAVEN HILL DR.  
 LOT 8, BLOCK 2, FILLING 2,  
 SUMMERHILL SUBDIVISION

TOFT CONSTRUCTION / GREG TOFT  
 2692 HAVEN HILL DR.  
 GRAND JUNCTION, CO 81506  
 243-1351 / 234-8154e