

Account # 2011 @ 1340-42799-30-F16700

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

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

BLDG PERMIT NO. 78955



Your Bridge to a Better Community

BLDG ADDRESS 2696 HAVEN HILL CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2675

TAX SCHEDULE NO. 2701-261-33-007 SQ. FT. OF EXISTING BLDGS - 0 -

SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 2675

FILING 2 BLK 2 LOT 7 NO. OF DWELLING UNITS:  
Before: 6 After: 1 this Construction

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

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

(1) TELEPHONE 243-1351 / 234-8154 DESCRIPTION OF WORK & INTENDED USE BUILD SFR

(2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:

(2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)

(2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ Manufactured Home (HUD)  
\_\_\_\_\_ 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 PR 2.5 Maximum coverage of lot by structures 50%

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

Side 7' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 1a TRAFFIC 13 ANNEX# \_\_\_\_\_

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 \_\_\_\_\_ Date 3/6/01

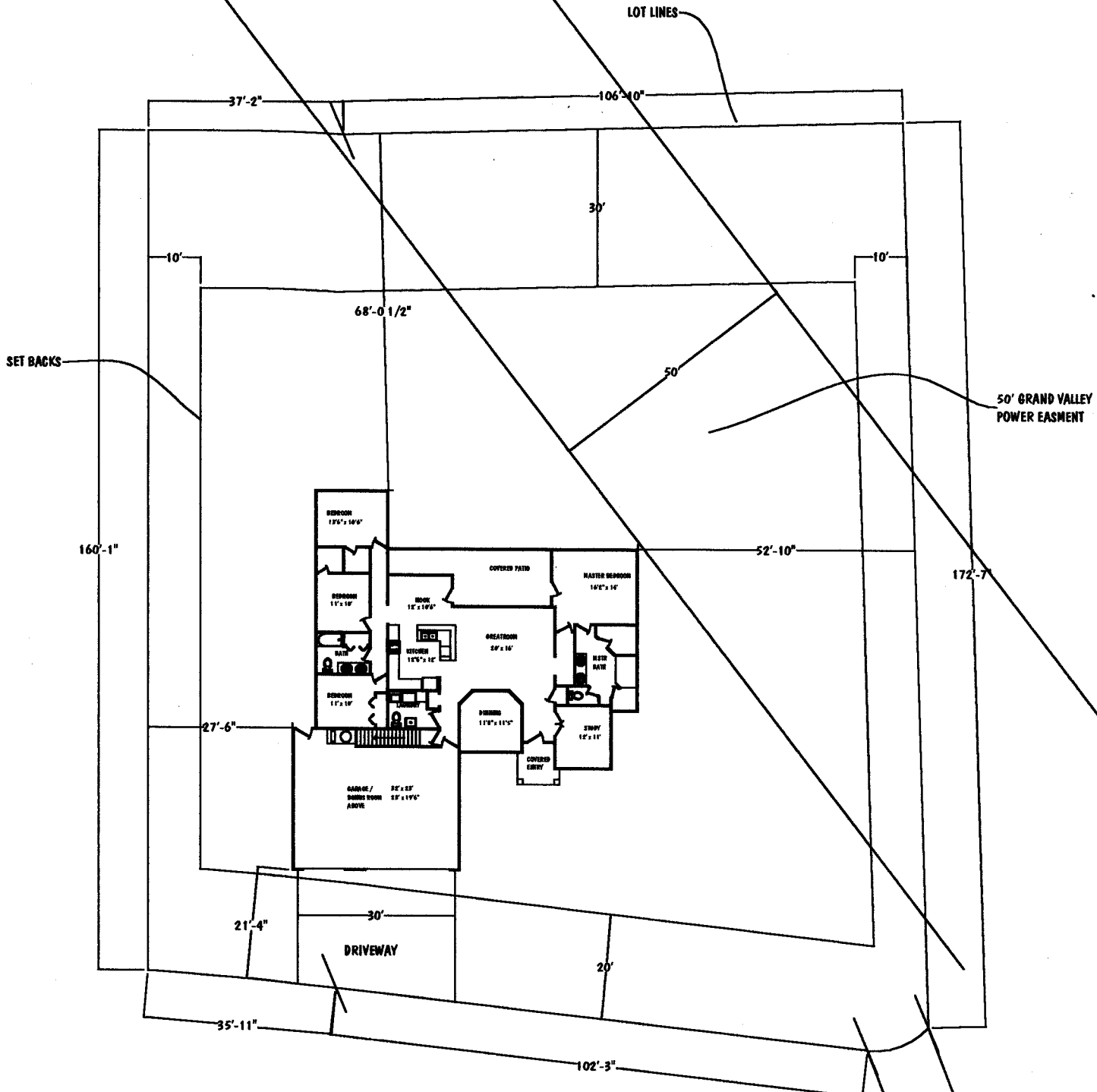
Department Approval Ronnie Edwards Date 3/8/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13790</u>
Utility Accounting	Date <u>3/8/01</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)

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.



GREGORY J. TOFT  
 2692 HAVEN HILL DR.  
 G.J. CO 81506  
 243-1351 h  
 234-8154 e

2696  
 2692 HAVEN HILL CT.  
 LOT 7  
 BLOCK 2  
 FILLING 2  
 SUMMERHILL SUBDIVISION

DRIVE OK  
*[Signature]*  
 3/22/01