

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

PLANNING CLEARANCE

BLDG PERMIT NO. 81719

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

2011-61340-42799-30-F16400

BLDG ADDRESS 854 LAWA SQ. FT. OF PROPOSED BLDGS/ADDITION 2060
 TAX SCHEDULE NO. 2701-261-33-001 SQ. FT. OF EXISTING BLDGS - 0 -
 SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 2060
 FILING 2 BLK 2 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER TOP CONSTRUCTION NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2692 HAVEN HILL DR USE OF EXISTING BUILDINGS SPR
 (1) TELEPHONE 243-234-8154 DESCRIPTION OF WORK & INTENDED USE BUILD SPR
 (2) APPLICANT TOP CONSTRUCTION TYPE OF HOME PROPOSED:
 (2) ADDRESS 2692 HAVEN HILL DR Site Built Manufactured Home (UBC)
 (2) TELEPHONE 243-1351 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 PD 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 9/25/01
 Department Approval [Signature] Date 9/26/01

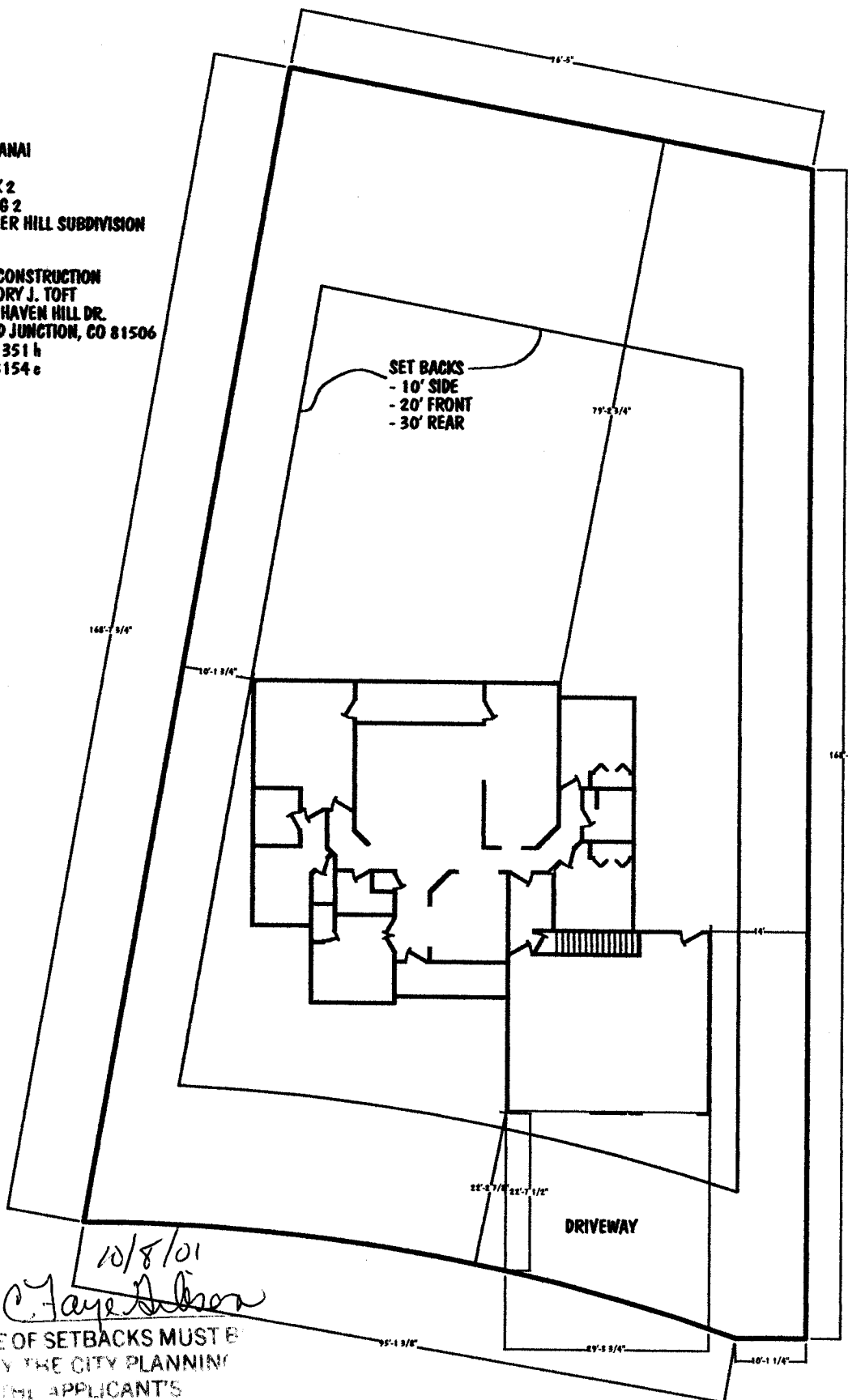
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14271</u> <u>10010</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9/26/01</u>

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)

854 LANAI
LOT 1
BLOCK 2
FILLING 2
SUMMER HILL SUBDIVISION

TOFT CONSTRUCTION
GREGORY J. TOFT
2692 HAVEN HILL DR.
GRAND JUNCTION, CO 81506
243-1351 h
234-8154 e



10/8/01

C. Faye Nelson

ACCEPTED
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