

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 86643



Your Bridge to a Better Community

BLDG ADDRESS 864 Haven Crest Court South SQ. FT. OF PROPOSED BLDGS/ADDITION - 3900 -
 TAX SCHEDULE NO 2701-24-31-016 (Parent #) SQ. FT. OF EXISTING BLDGS - 0 -
 SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 5700
 FILING 3 BLK 2 LOT 10 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER TFT CONSTRUCTION INC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2692 HAVEN HILL DR USE OF EXISTING BUILDINGS SFR
 (1) TELEPHONE 273-1351 DESCRIPTION OF WORK & INTENDED USE BUILD SFR
 (2) APPLICANT TFT CONSTRUCTION INC TYPE OF HOME PROPOSED:
 (2) ADDRESS 2692 HAVEN HILL DR Site Built Manufactured Home (UBC)
 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 PD Maximum coverage of lot by structures _____
 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 Geotechnical investigation for foundation
 CENSUS 16 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).

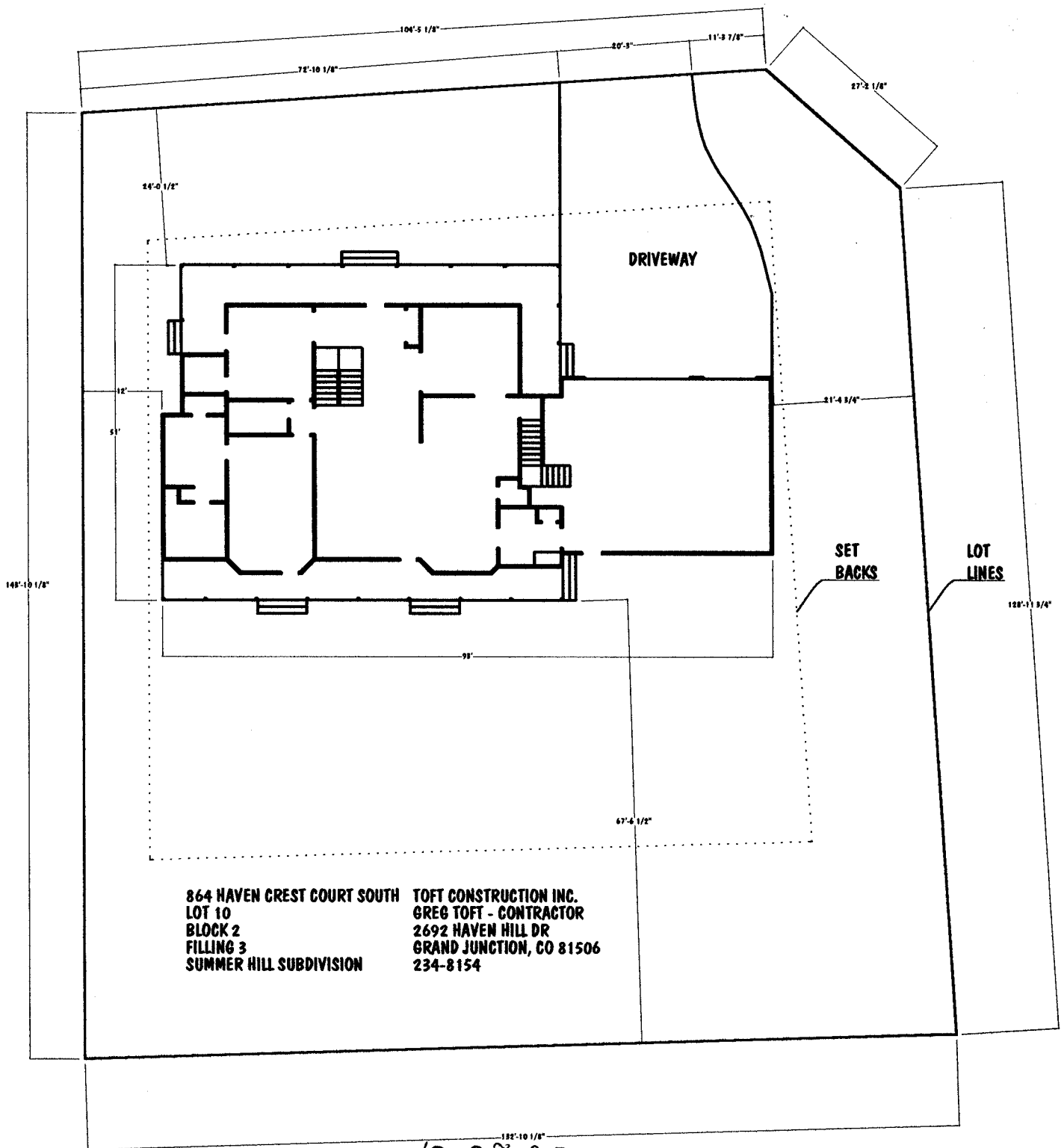
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10/2/02
 Department Approval PD Pat Bushman Date 10-08-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15365</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>10/8/02</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)



864 HAVEN CREST COURT SOUTH
LOT 10
BLOCK 2
FILLING 3
SUMMER HILL SUBDIVISION

TOFT CONSTRUCTION INC.
GREG TOFT - CONTRACTOR
2692 HAVEN HILL DR
GRAND JUNCTION, CO 81506
234-8154

10-08-02

ACCEPTED *Pat Bushman*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

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 10/7/02