

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

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

BLDG PERMIT NO. 83895



Your Bridge to a Better Community

BLDG ADDRESS 857 LANA SQ. FT. OF PROPOSED BLDGS/ADDITION 2638
 TAX SCHEDULE NO. 2701-201-32-002 SQ. FT. OF EXISTING BLDGS - 0 -
 SUBDIVISION SUMMER HILL TOTAL SQ. FT. OF EXISTING & PROPOSED 2638
 FILING 2 BLK 1 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER TOFT 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 234-8154 DESCRIPTION OF WORK & INTENDED USE BUILD SFR
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS SAME Site Built _____ Manufactured Home (UFD)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ Other (please specify) _____

PAID
APR 02 2002

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 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).

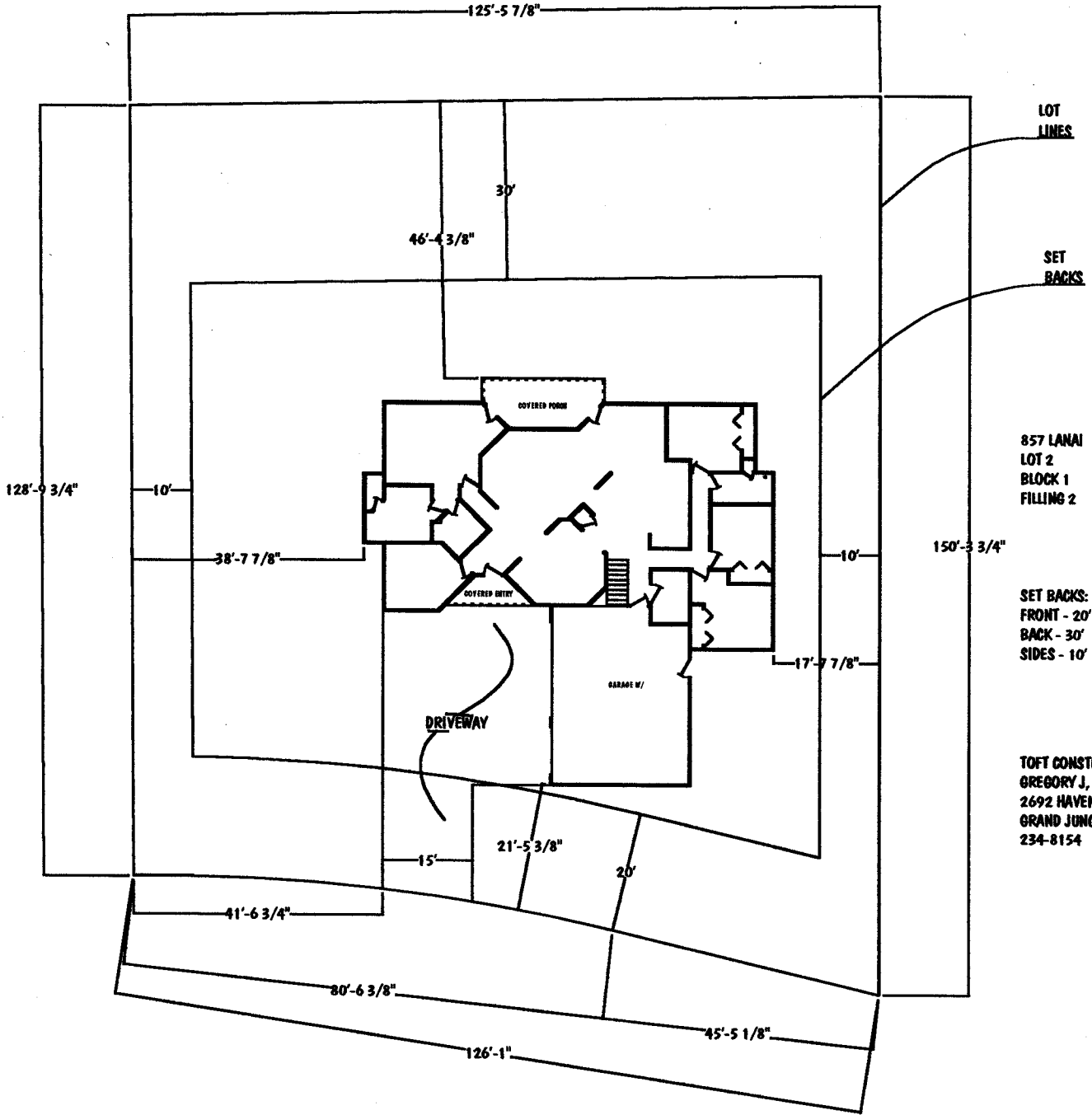
Applicant Signature [Signature] Date 4/1/02
 Department Approval [Signature] Date 4/2/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14709</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/2/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

4/2/02
 ACCEPTED *C. Gay 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.



857 LANAI
 LOT 2
 BLOCK 1
 FILLING 2

SET BACKS:
 FRONT - 20'
 BACK - 30'
 SIDES - 10'

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

Drive ok
[Signature]
 4/2/02