

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

PLANNING CLEARANCE

BLDG PERMIT NO. 88598

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

2011-01340-42799-30-F16400

BLDG ADDRESS 856 Haven Crest Court South SQ. FT. OF PROPOSED BLDGS/ADDITION 4123
 TAX SCHEDULE NO. 2701-261-39-004 SQ. FT. OF EXISTING BLDGS - 0 -
 SUBDIVISION SUMMITERILL TOTAL SQ. FT. OF EXISTING & PROPOSED 4123
 FILING 3 BLK 2 LOT 6 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 242-1351 DESCRIPTION OF WORK & INTENDED USE Build SFR
 (2) APPLICANT TOFT CONSTRUCTION INC TYPE OF HOME PROPOSED:
 (2) ADDRESS 2692 Haven Hill Dr Site Built Manufactured Home (UBC)
 (2) TELEPHONE 234-8154 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 Engineered Foundation Systems based on lot specific geotech investigation
 CENSUS _____ TRAFFIC _____ 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 3/17/03
 Department Approval: [Signature] Date 3-18-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15843</u>
Utility Accounting	Date <u>3/18/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

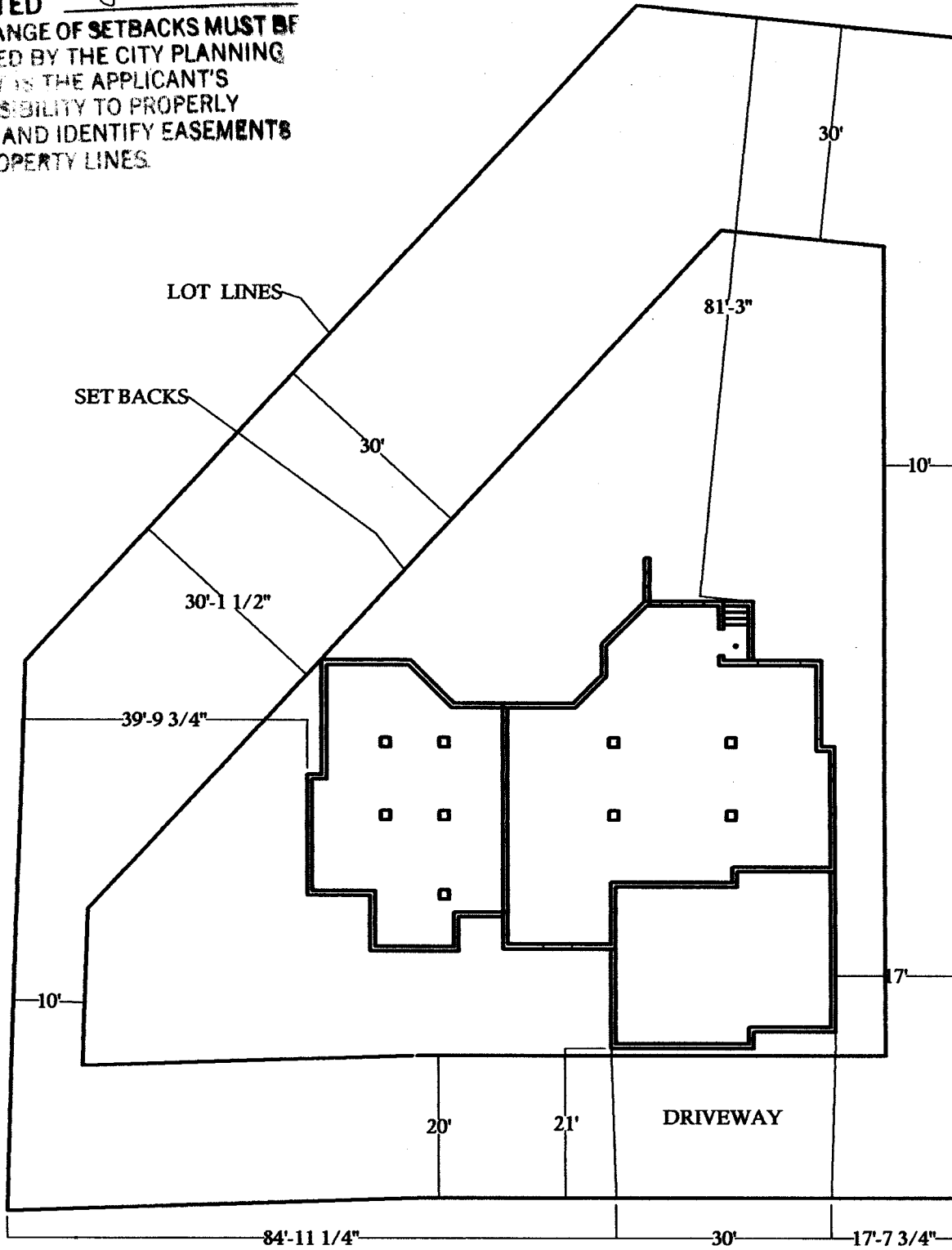
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

3-18-03

Dayleen Henderson

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.



865 HAVEN CREST COURT SOUTH
LOT 6
BLOCK 2
FILLING 3
SUMMERHILL SUBDIVISION

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

ola
ca
3/17/03