

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

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

BLDG PERMIT NO. _____



Building Address 858 S. Haven Crest Court S. No. of Existing Bldgs 0 Proposed 1
 Parcel No. 2701-261-39-007 Sq. Ft. of Existing Bldgs 0 Proposed 2568
 Subdivision Summer Hill Subdivision Sq. Ft. of Lot / Parcel 19950 sq. ft.
 Filing 3 Block 2 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4092 sq. ft.

OWNER INFORMATION:

Name TOFT Construction Inc.
 Address 2692 Haven Hill Dr
 City / State / Zip CO 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name GREG TOFT
 Address 2692 Haven Hill Dr
 City / State / Zip CO 81506
 Telephone 243-1351

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>PD</u>	Maximum coverage of lot by structures <u>30%</u>	
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Side <u>10'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>	
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Engineered foundation</u>	
Voting District <u>B</u>	Driveway Location Approval <u>CM</u> (Engineer's Initials)	<u>required</u>

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).

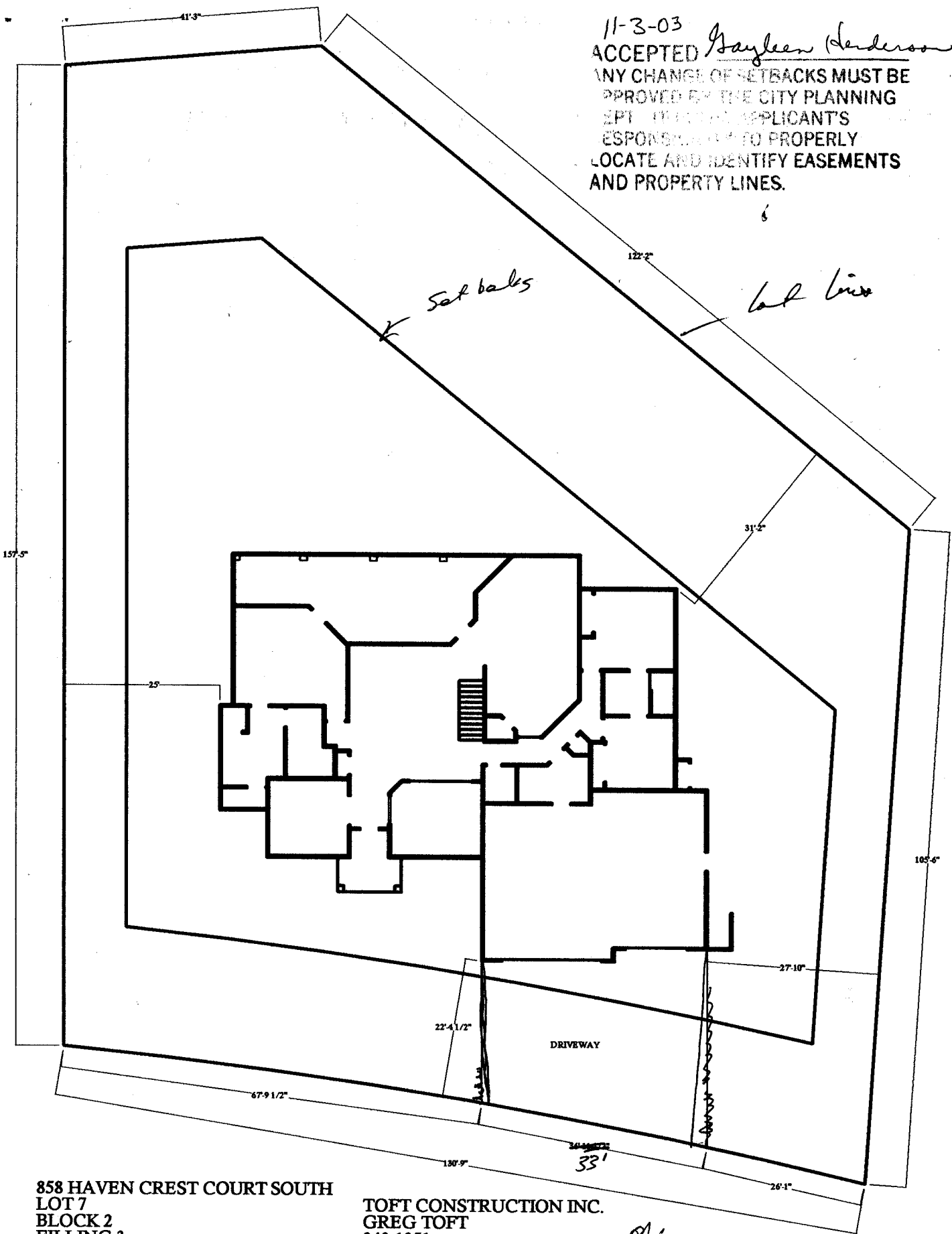
Applicant Signature [Signature] Date 10/20/05
 Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>16705</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-3-05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

11-3-03
ACCEPTED *Gayleen Anderson*
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.

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858 HAVEN CREST COURT SOUTH
LOT 7
BLOCK 2
FILLING 3
SUMMERHILL SUBDIVISION

TOFT CONSTRUCTION INC.
GREG TOFT
243-1351
216-0676

ole
cu
10/20/03