

acct # 2011-61340-42799-30-F16400

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 860 HAVEN CREST BLVD No. of Existing Bldgs 0 No. Proposed 1  
Parcel No. 2701-261-59-008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4300  
Subdivision Summer Hill Sq. Ft. of Lot / Parcel 14,000.00  
Filing 3 Block 2 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 6,850

**OWNER INFORMATION:**

Name TOFT CONSTRUCTION INC  
Address 868 HAVEN CREST BLVD  
City / State / Zip BJ CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name TOFT CONSTRUCTION INC  
Address 868 HAVEN CREST BLVD  
City / State / Zip BJ CO 81506  
Telephone 216-0676

**\*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 PD Maximum coverage of lot by structures 30%  
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
Side 10' from PL Rear 30' from PL Parking Requirement 2  
Maximum Height of Structure(s) 32' Special Conditions Engineered Foundations Req'd  
Voting District B Driveway Location Approval W  
(Engineer's Initials)

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).

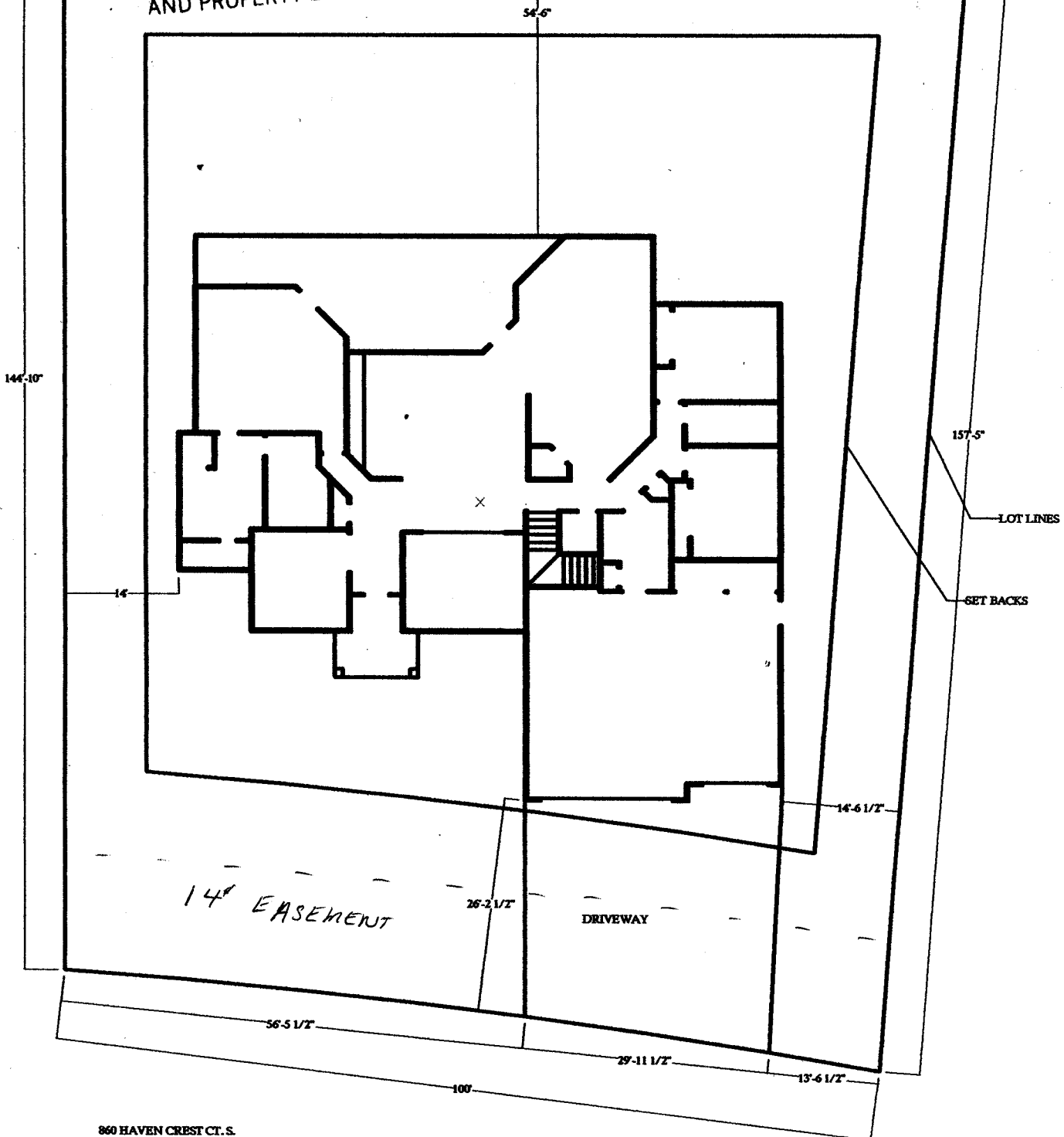
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 7/26/04  
Department Approval [Signature] Date 7/28/04

Additional water and/or sewer tap fee(s) are required:  YES  NO W/O No. 17525  
Utility Accounting [Signature] Date 7/28/04

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)

7/27/04  
 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.



860 HAVEN CREST CT. S.  
 LOT 8  
 BLOCK 2  
 FILLING 3  
 SUMMERHILL SUBDIVISION

TOFT CONSTRUCTION INC.  
 868 HAVEN CREST CT. N.  
 GRAND JUNCTION, CO 81506  
 243-1351 h / 216-0676 c

all  
 w  
 7/27/04

**From:** John Shaver  
**To:** David Thornton; Tim Moore  
**Date:** 7/26/04 4:43:41 PM  
**Subject:** Re: Summer Hill TCP

Dave,

Because Summer Hill is being developed under what amounts to a vesting agreement planning clearances will be \$500.00.

I discussed this Bob and he agreed.

If you have any other questions please let me know.

John

>>> David Thornton 7/26/2004 4:40:59 PM >>>  
John or Tim,

We have a planning clearance request for a new home in Summer Hill filing 3 that Gayleen is currently processing. Do we collect \$1500 or \$500 which then goes into the special account to pay back the Summer Hill Way improvements? Pease advise.

Thanks,

Dave

**CC:** Gayleen Henderson