

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. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 868 Haven Crest Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 6012

TAX SCHEDULE NO. 2701-261-38-002 SQ. FT. OF EXISTING BLDGS - 0 -

SUBDIVISION Summerhill Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 6012

FILING 3 BLK 31 LOT 2

NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) OWNER GREGORY J. TOFT

NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) ADDRESS 868 Haven Crest Ct

USE OF EXISTING BUILDINGS SFR

(1) TELEPHONE 243-1351

DESCRIPTION OF WORK & INTENDED USE BUILD SFR

(2) APPLICANT TOFT CONSTRUCTION INC.

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 868 Haven Crest Ct

(2) TELEPHONE 216-0676

**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)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO

Side 10' from PL, Rear 30' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions Eng. foundations req'd

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

B

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 4/9/04

Department Approval [Signature]

Date 4-13-04

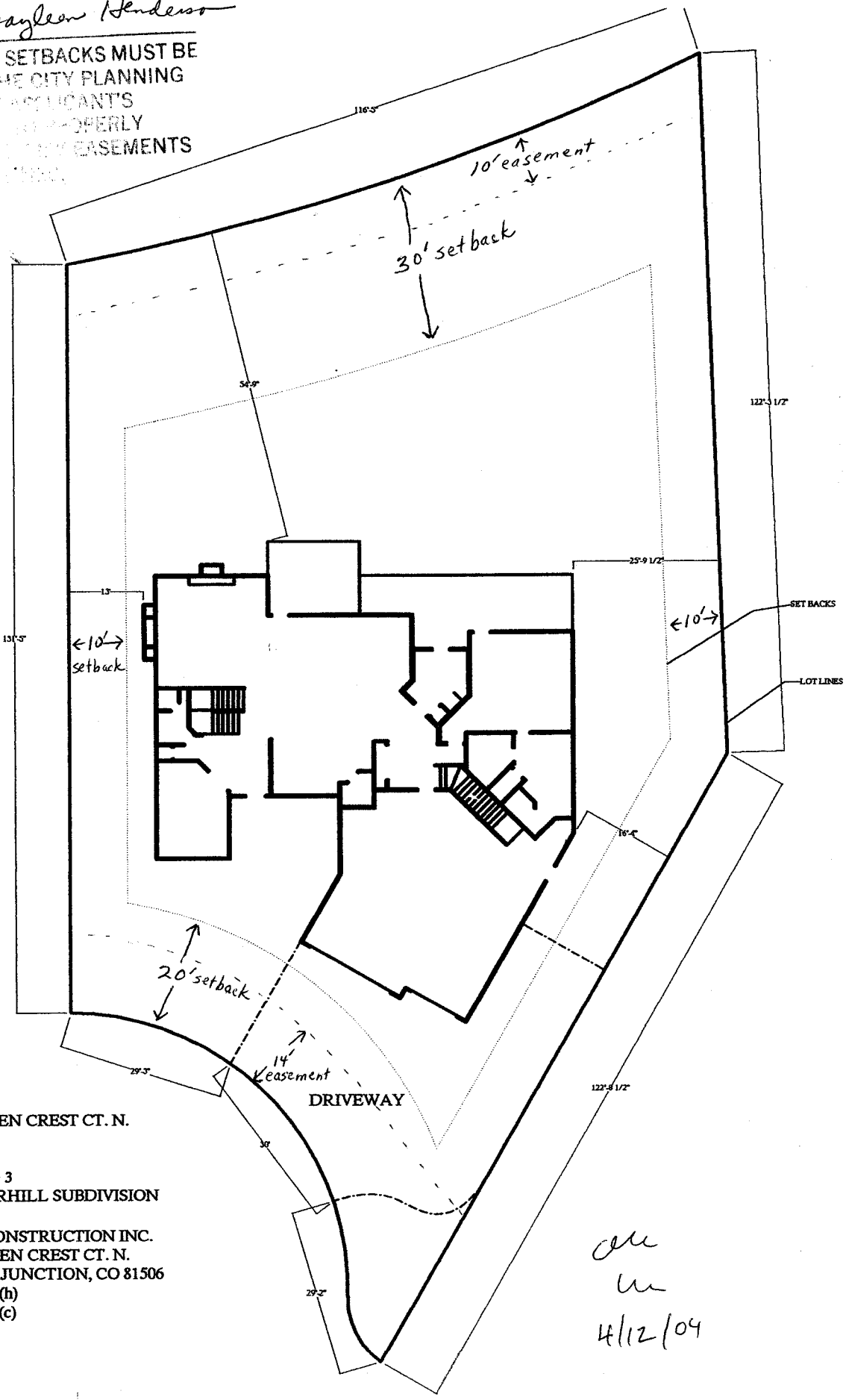
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17158</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/13/04</u>

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)

4-13-04 Gayle Henderson

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND MARK EASEMENTS AND PROPERTY LINES.



868 HAVEN CREST CT. N.  
LOT 2  
BLOCK 1  
FILLING 3  
SUMMERHILL SUBDIVISION

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

all  
u  
4/12/04