

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 856 Haven Crest Court SW No. of Existing Bldgs Basement only No. Proposed 1  
 Parcel No. 2701-261-39006 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 4123  
 Subdivision Summerhill Sq. Ft. of Lot / Parcel 0.409 acres 17,816<sup>sq</sup>  
 Filing 3 Block 2 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4123  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name TED KOEMAN  
 Address 856 HAVEN CREST CTS.  
 City / State / Zip G.J., CO. 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-2436421  
640-1225

**\*TYPE OF HOME PROPOSED:**

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

NOTES: Finishing home - SF

**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 Y NO \_\_\_\_\_  
 Side 10' from PL Rear 30' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32' Special Conditions Engineered foundation systems based upon site specific geotechnical investigations will be necessary.  
 Voting District \_\_\_\_\_ Driveway Location Approval UV (Engineer's Initials)

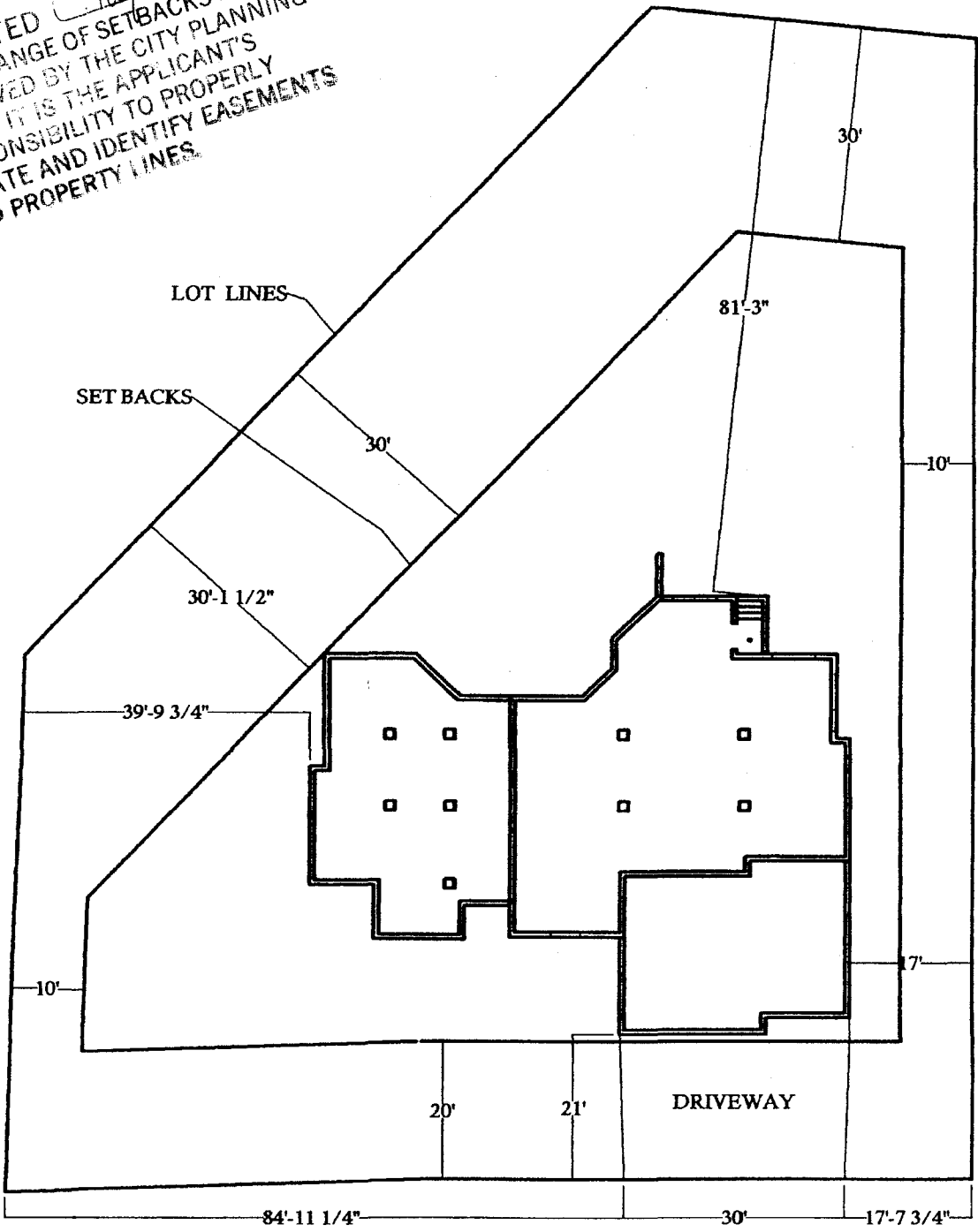
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code 2005)

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 Ted Koeman Date 2-28-05  
 Department Approval BR Fay Haer Date 3/2/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>u Benseley</u>	Date <u>3/2/05</u>		

ACCEPTED *Cy 3/2/05*  
*Jaye Hall*  
 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

*drive*  
*on*  
*3/2/05*