

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Account # 2011-01340-42799-30-File 400

Building Address 870 Haven Creek Ct N.
 Parcel No. 2701-201-38-003
 Subdivision Summer Hill
 Filing 3 Block 1 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4054
 Sq. Ft. of Lot / Parcel 585 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 7100
 Height of Proposed Structure 26'

OWNER INFORMATION:

Name To Fi Construction Inc
 Address 868 Haven Creek Ct N
 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 868 Haven Creek Ct N
 City / State / Zip CO 81506
 Telephone 243-1357 / 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 <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 <u>X</u> NO _____		
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>Foundations performance properly</u>		
Voting District <u>B</u>	Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	<u>Engineered foundation systems based upon lot-specific geot. investigations will be necessary</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).

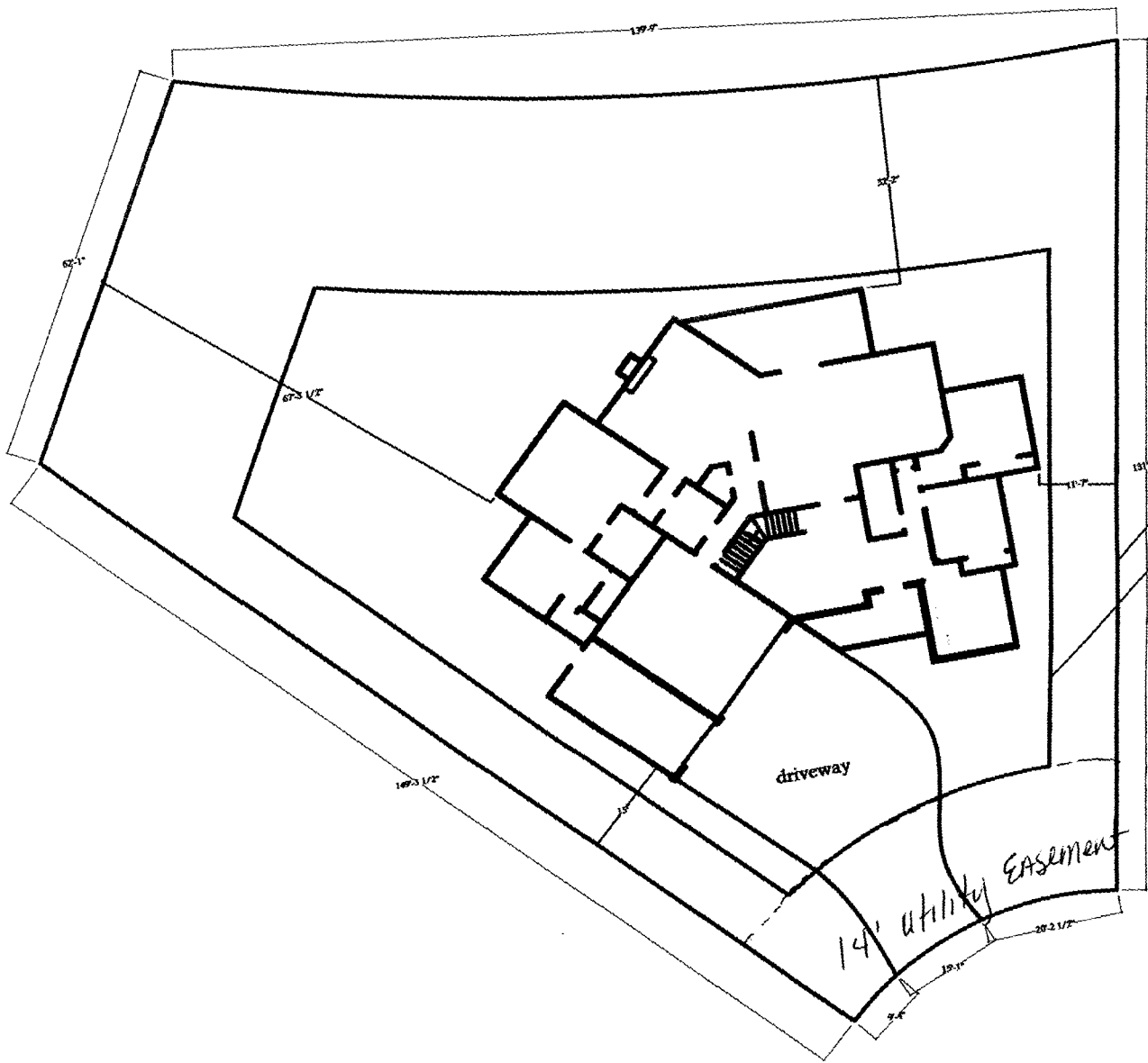
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 8/22/05
 Department Approval NA [Signature] Date 8-24-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. <u>18358</u>
Utility Accounting <u>[Signature]</u> Date <u>8/26/05</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)

ACCEPTED *Alisa Wagner* 8/20/05
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



870 Haven Crest Ct. N.
Lot 3
Block 1
Filling 3
Summer Hill Subdivision

Toft Construction Inc.
868 Haven Crest Ct.
Grand Junction, CO
243-1351 / 216-0670

drive
on
in
8/22/05