

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

2011-01340-42799-30-716400  
**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

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

Building Address 871 HAVEN CREST CIRCLE No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2701-2101-38-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4126  
 Subdivision SUMMER HILL Sq. Ft. of Lot / Parcel 0.358 acres  
 Filing 3 Block 1 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4100  
 Height of Proposed Structure 26'

**OWNER INFORMATION:**

Name JOE TOFT CONSTRUCTION LLC  
 Address 868 HAVEN CREST CIRCLE  
 City / State / Zip CO CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Begory J Toft  
 Address 868 HAVEN CREST CIRCLE  
 City / State / Zip CO 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 <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 _____		
Voting District <u>B</u>	Driveway Location Approval <u>U</u> (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 6/6/05  
 Department Approval [Signature] Date 6/8/05

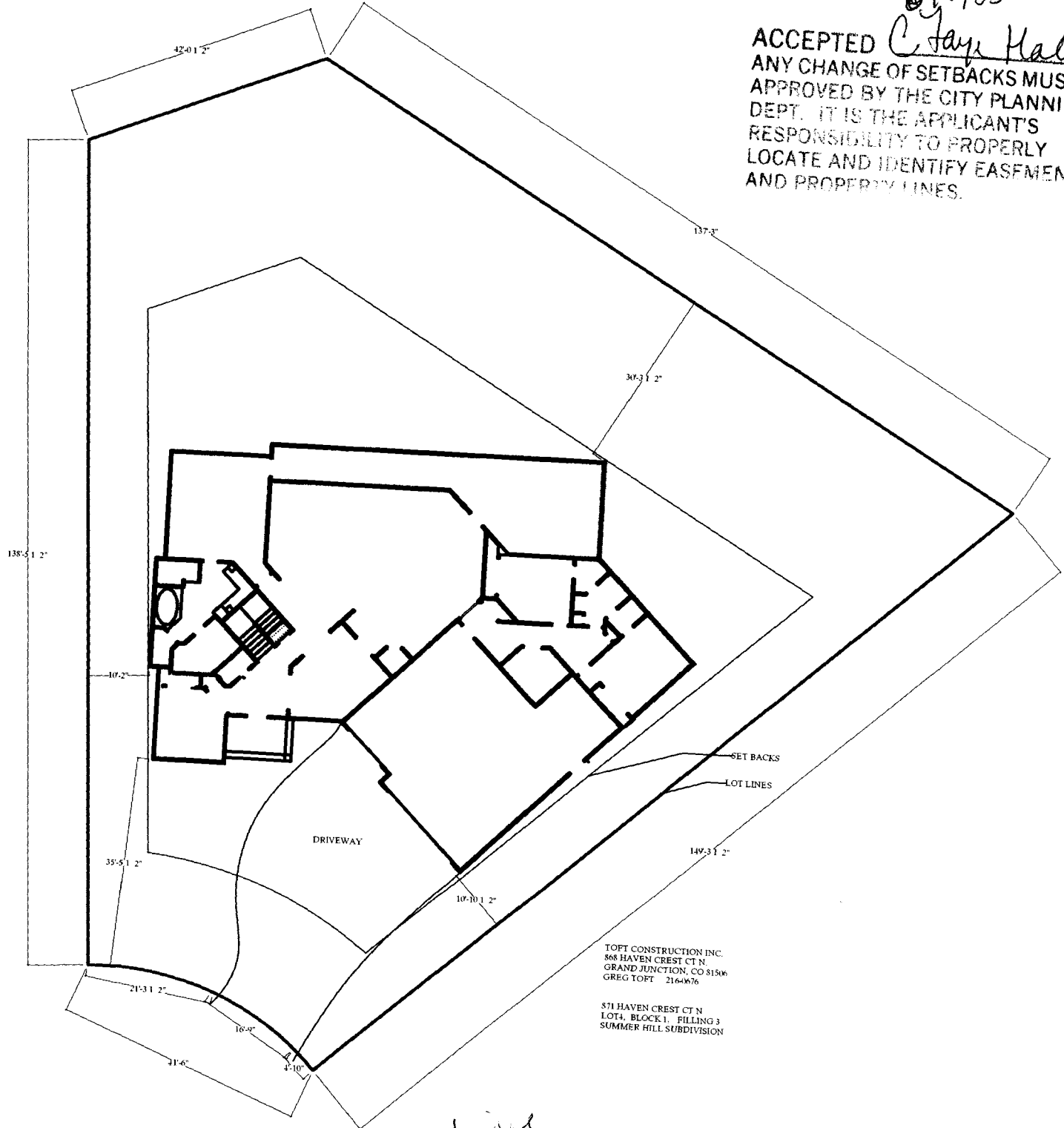
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18140</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/8/05</u>		

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)

6/8/05

C. Jay Hall

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.



TOFT CONSTRUCTION INC.  
508 HAVEN CREST CT N.  
GRAND JUNCTION, CO 81506  
GREG TOFT 216-4676

571 HAVEN CREST CT N  
LOT 4, BLOCK 1, FILLING 3  
SUMMER HILL SUBDIVISION

drive  
on  
line  
6/6/05