

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

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

BLDG PERMIT NO. 88598



Your Bridge to a Better Community

2011-61340-42799-30-F16400

BLDG ADDRESS 856 Haven Crest Court South SQ. FT. OF PROPOSED BLDGS/ADDITION 4123
 TAX SCHEDULE NO. 2701-261-39-004 SQ. FT. OF EXISTING BLDGS - 0 -
 SUBDIVISION Summerhill TOTAL SQ. FT. OF EXISTING & PROPOSED 4123
 FILING 3 BLK 2 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER TOET CONSTRUCTION INC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2692 Haven Hill Dr USE OF EXISTING BUILDINGS SFR
 (1) TELEPHONE 242-1351 DESCRIPTION OF WORK & INTENDED USE Build SFR
 (2) APPLICANT TOET CONSTRUCTION INC TYPE OF HOME PROPOSED:
 (2) ADDRESS 2692 Haven Hill Dr Site Built Manufactured Home (UBC)
 (2) TELEPHONE 234-8154 Manufactured Home (HUD)
 Other (please specify) _____

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
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions Engineered Foundation Systems based on lot specific geotech investigations
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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).

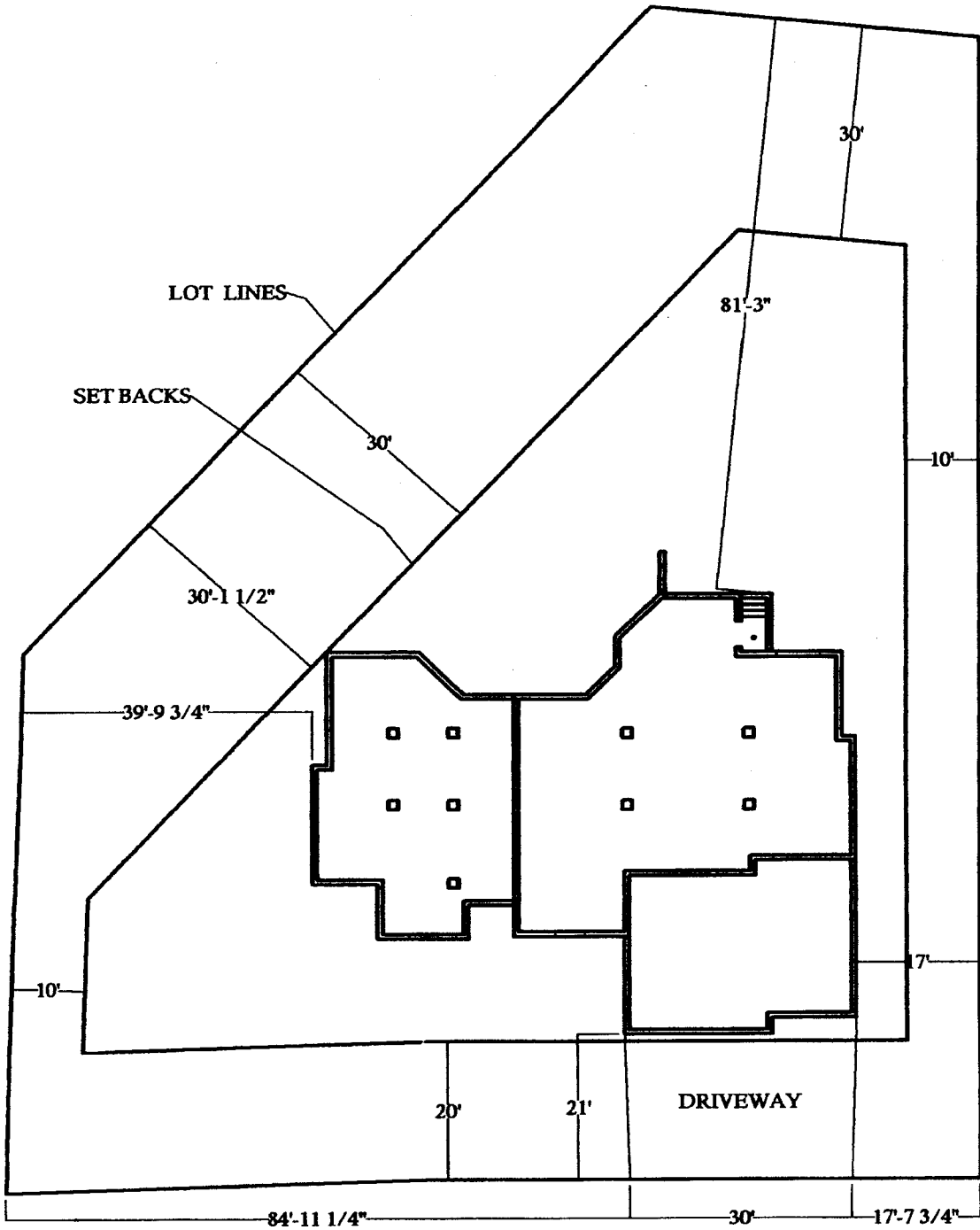
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature: [Signature] Date 3/17/03
 Department Approval: [Signature] Date 3-18-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15843</u>
Utility Accounting	<u>[Signature]</u>		Date <u>3/18/03</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)



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