

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 458 Feather Ct No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2947-261-34-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2989
 Subdivision Peregrine Estates Sq. Ft. of Lot / Parcel 18,000
 Filing _____ Block _____ Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 6000
 Height of Proposed Structure 24'

OWNER INFORMATION:

Name Toft Construction Inc
 Address 868 Haven Cross 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 Cross Ct N
 City / State / Zip CO 81506
 Telephone 243-1357

*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>RSF-2</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>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>"A"</u>	Driveway Location Approval <u>RAT</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).

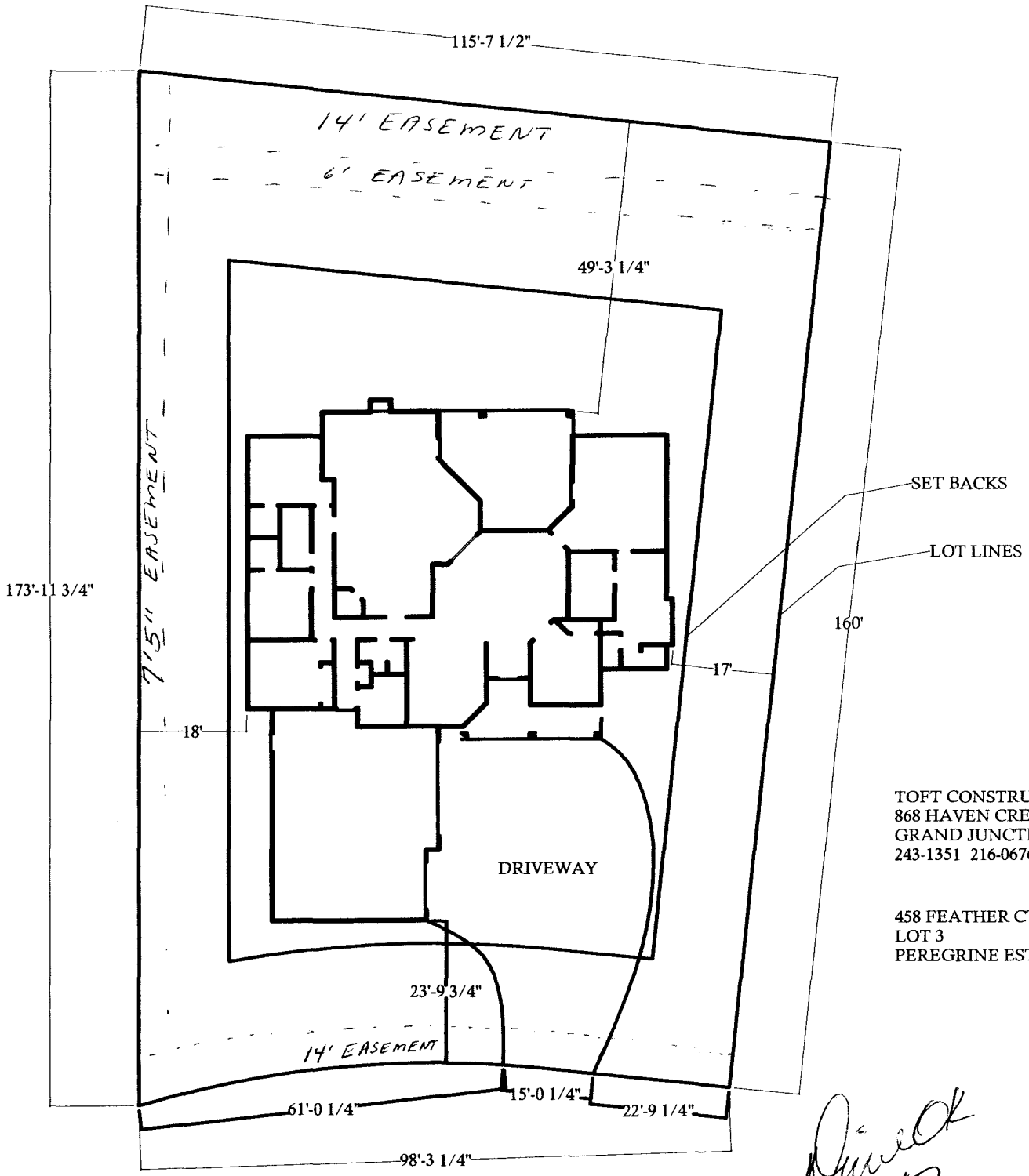
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 5/1/06
 Department Approval [Signature] Date 5/4/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>190.2</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/4/06</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)

bH
 ACCEPTED Y/Isu Chagan 5/4/06
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE SETBACKS
 REQUIREMENTS ARE TO BE FULLY
 LOCATED AND SETBACKS
 AND PERMITS.



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

458 FEATHER CT
 LOT 3
 PEREGRINE ESTATES

Done OK
 RAD
 5-3-06