

FEE \$	1589 10
TCP \$	334 1589
SIF \$	460

PLANNING CLEARANCE

BLDG PERMIT NO. _____

1589 (Single Family Residential and Accessory Structures)
Community Development Department

Building Address 869 HAVEN CREST CT No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2701-261-38-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3227
 Subdivision Summer Hill Sq. Ft. of Lot / Parcel 13,608.00
 Filing 3 Block 1 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0/5280 sq ft
 Height of Proposed Structure 25'6"

OWNER INFORMATION:

Name RON B MERRY SECHRIST
 Address 2685 Del Mar Dr
 City / State / Zip 65 CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name TOFF CONSTRUCTION INC
 Address 868 Haven Crest Ct
 City / State / Zip 65 CO 81506
 Telephone 970-216-0676

***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 PD Maximum coverage of lot by structures 30%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 10 from PL Rear 30 from PL Parking Requirement 2
 Maximum Height of Structure(s) 32 Special Conditions Engineered Foundation
 Voting District B Driveway Location Approval PH required
 (Engineer's Initials)

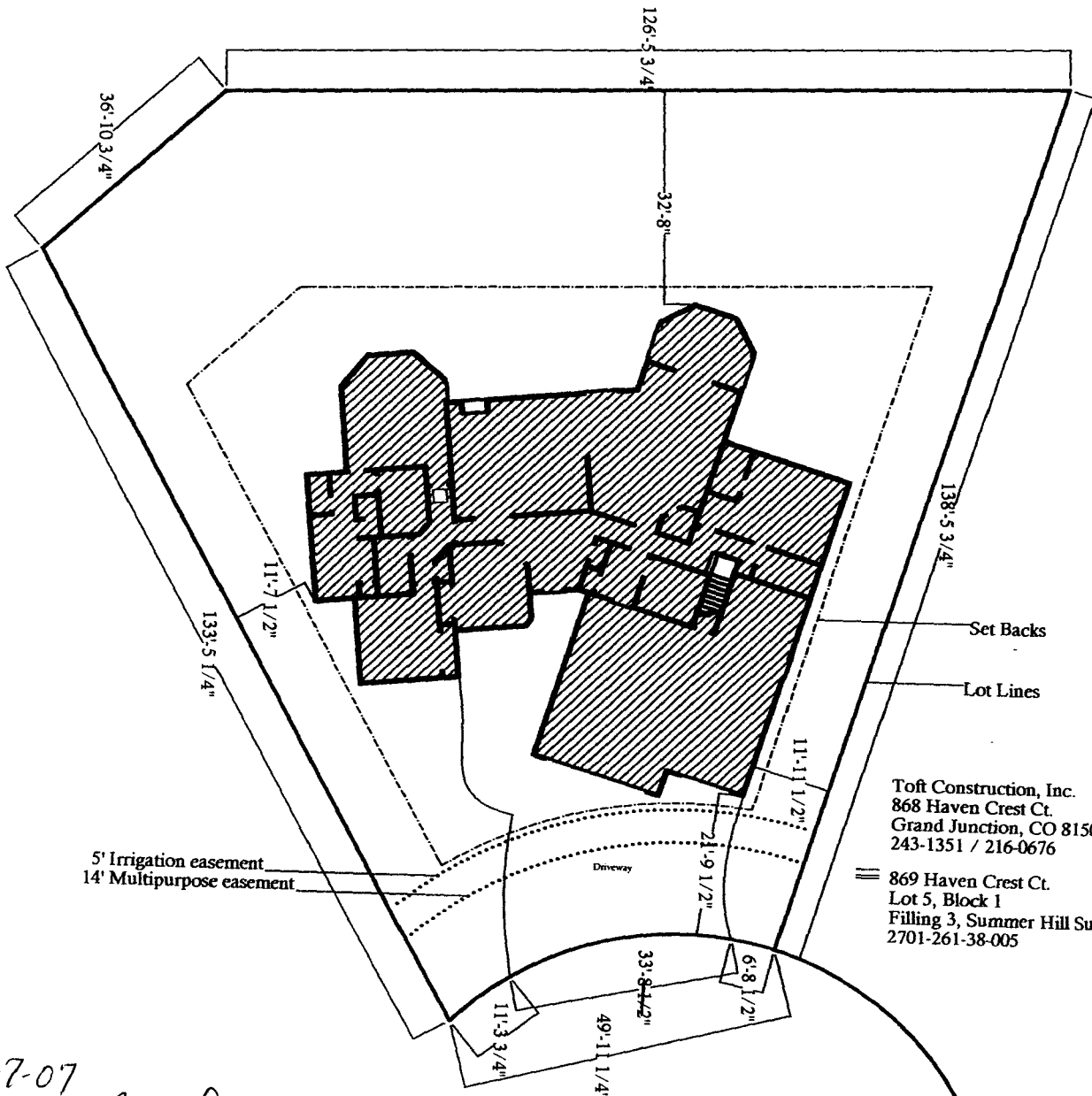
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 8/31/07
 Department Approval [Signature] Date 9-7-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20603</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9-7-07</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)



Set Backs
Lot Lines

Toft Construction, Inc.
868 Haven Crest Ct.
Grand Junction, CO 81506
243-1351 / 216-0676

869 Haven Crest Ct.
Lot 5, Block 1
Filling 3, Summer Hill Subdivision
2701-261-38-005

Haven Crest Ct. N

Driveway width may
not exceed 33'

9-7-07

ACCEPTED BY *Paul H. ...*
ANY OTHER ... MUST BE ...
... PLANNING ...
... PERMITS ...
... EASEMENTS