

FEE \$ 10.00
 TCP \$ 0
 SIF \$ 0

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

92361-21393

Building Address 2482 JAKARLIN

No. of Existing Bldgs 2 No. Proposed 0

Parcel No. 2701-334-23-002

Sq. Ft. of Existing Bldgs 1450 Sq. Ft. Proposed 2807

Subdivision PHEASANT MEADOWS

Sq. Ft. of Lot / Parcel 17,019 SF

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION: (Toby)

Height of Proposed Structure _____

Name CHRISTOPHER + CYNTHIA MORSE

DESCRIPTION OF WORK & INTENDED USE:

Address P.O. Box 6136

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): Remodel interior new construction

City / State / Zip SNOWMASS Village

APPLICANT INFORMATION:

*TYPE OF HOME PROPOSED:

Name SAME AS ABOVE

- Site Built
- Manufactured Home (HUD)
- Manufactured Home (UBC)
- Other (please specify): _____

Address _____

City / State / Zip _____

NOTES: _____

Telephone 970 618-7062

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>BMF-5</u>	Maximum coverage of lot by structures <u>6000</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District _____	Driveway Location Approval _____	(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 12/23/2004

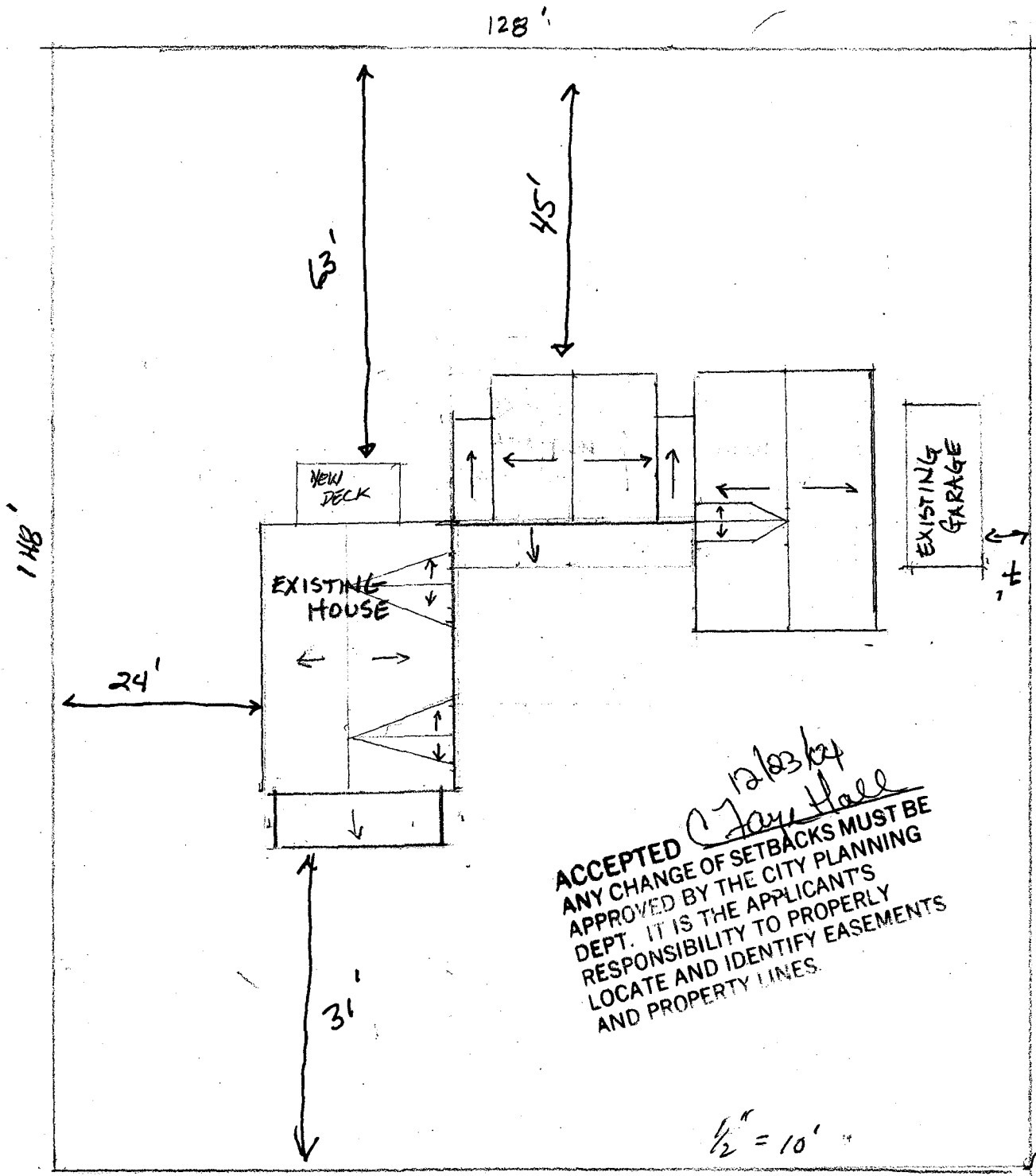
Department Approval [Signature] Date 12/23/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>12/23/04</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)

SITE PLAN

2482 TAKARLIN



ACCEPTED 12/03/04
Jay Hall
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.

1/2" = 10'

TAKARLIN