

FEE \$ 10.00  
 TCP \$ 1500.00  
 SIF \$ 292.00

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

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

Building Address 659 <sup>ME</sup> Caldon Way  
 Parcel No. 2943-052-76-014  
 Subdivision FORREST GLEN  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 14

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2426  
 Sq. Ft. of Lot / Parcel 8,025  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2426

**OWNER INFORMATION:**

Name JRJ BUILDERS INC.  
 Address 680 SEQUEL CT  
 City / State / Zip St. J Co 81504

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name OWNER  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 434-5989

**\*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 RMF-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20ft from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5ft from PL Rear 25ft from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35ft. Special Conditions \_\_\_\_\_  
 Voting District D Driveway Location Approval [Signature]  
 (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).

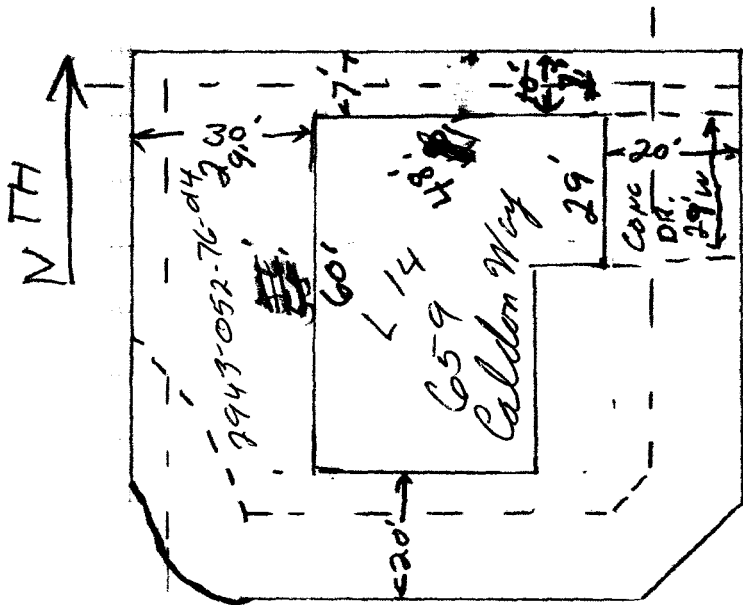
Applicant Signature [Signature] Date 10-25-04  
 Department Approval [Signature] Date 11/12/04

Additional water and/or sewer tap fee(s) are required:  YES  NO W/O No. 17729  
 Utility Accounting [Signature] Date 11/12/04

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)

$$\begin{array}{r}
 87 \\
 20 \\
 \hline
 67 \\
 \hline
 60 \\
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 7
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ACCEPTED *Cy 11/17/04*  
*Jaye 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.



KAY LEE COURT

MCCALDON WAY

drive  
 on  
 10/25/04