

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 660 McCALDON WAY

No. of Existing Bldgs 0

No. Proposed 1

Parcel No. 2943-052-00-077

Sq. Ft. of Existing Bldgs 0

Sq. Ft. Proposed 1926 ~~1000~~

Subdivision FORREST GLEN

Sq. Ft. of Lot / Parcel 6800

Filing 1 Block 1 Lot 8

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3442

OWNER INFORMATION:

Name MAX SNEDDON

DESCRIPTION OF WORK & INTENDED USE:

Address 895 24 1/2 RD

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

City / State / Zip G J C O 81505

*TYPE OF HOME PROPOSED: RANCH - 20' MAX HEIGHT.

APPLICANT INFORMATION:

Name SNEDDON CONSTRUCTION INC.

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

Address 2452 HOME RANCH CT.

City / State / Zip G J C O 81505

NOTES: FLATWORK SHOWN ON FOUNDATION PLAN

Telephone 970-201-9098

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 20' from property line (PL)

Permanent Foundation Required: YES NO

Side 5' from PL Rear 25' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

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 8/11/04

Department Approval [Signature]

Date 8/23/04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. PL CGV

Utility Accounting [Signature]

Date 8/23/04

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)

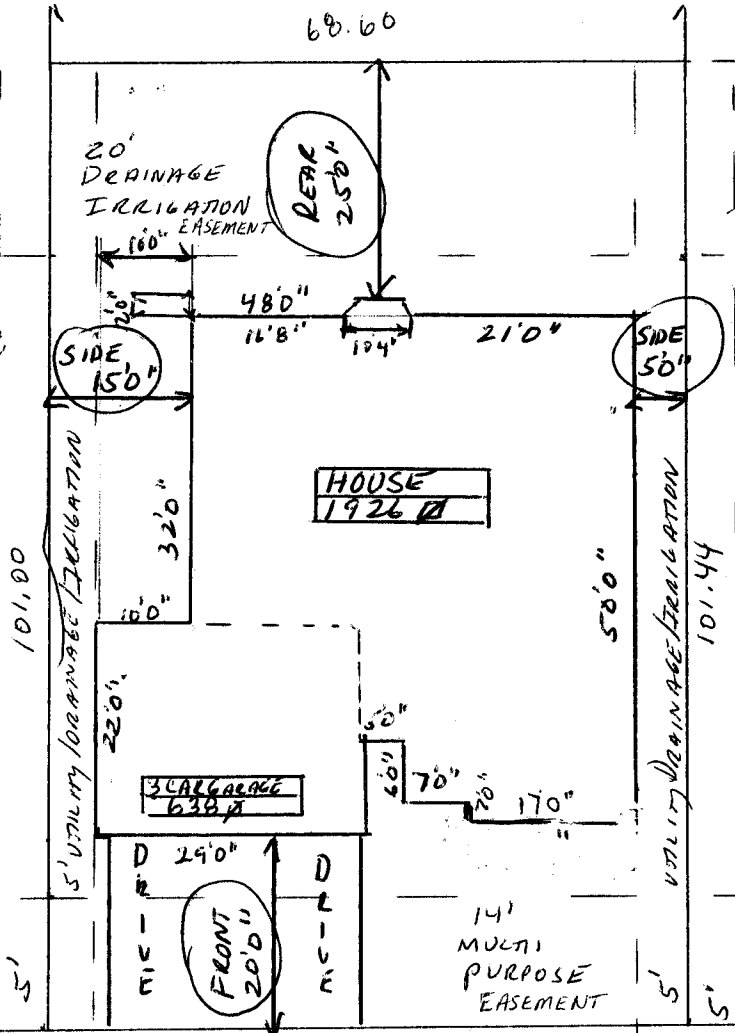
660 McCALDON Way - LOT 8 FORREST GLEN SUBDIVISION

COVERAGE OF LOT - STRUCTURES/IMPROVEMENTS	
HOUSE/GARAGE	2564 sq ft
DRIVEWAY	580 sq ft
FRONT WALKS	198 sq ft
REAR PATIO	100 sq ft
TOTAL	3442 sq ft

ACCEPTED *Y/Steve Mason* 8/23/04
 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.

LOT 7

LOT 9



68.00 Drive OK
Y 8/5/04

N
 McCALDON Way