

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

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

BLDG PERMIT NO. _____

Building Address 3151 Snowberry CT.
 Parcel No. 2945-014-15-012
 Subdivision Spring Valley
 Filing 4 Block 7 Lot 12

No. of Existing Bldgs 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs 2821 Sq. Ft. Proposed 228
 Sq. Ft. of Lot / Parcel 13,547.14
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4549

OWNER INFORMATION:

Name John & Stephanie Morris
 Address 3151 Snowberry CT.
 City / State / Zip Grand Junction CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name John Morris
 Address 3151 Snowberry CT.
 City / State / Zip Grand Junction CO 81506
 Telephone 970 245 3173

***TYPE OF HOME PROPOSED:**

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

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>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
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).

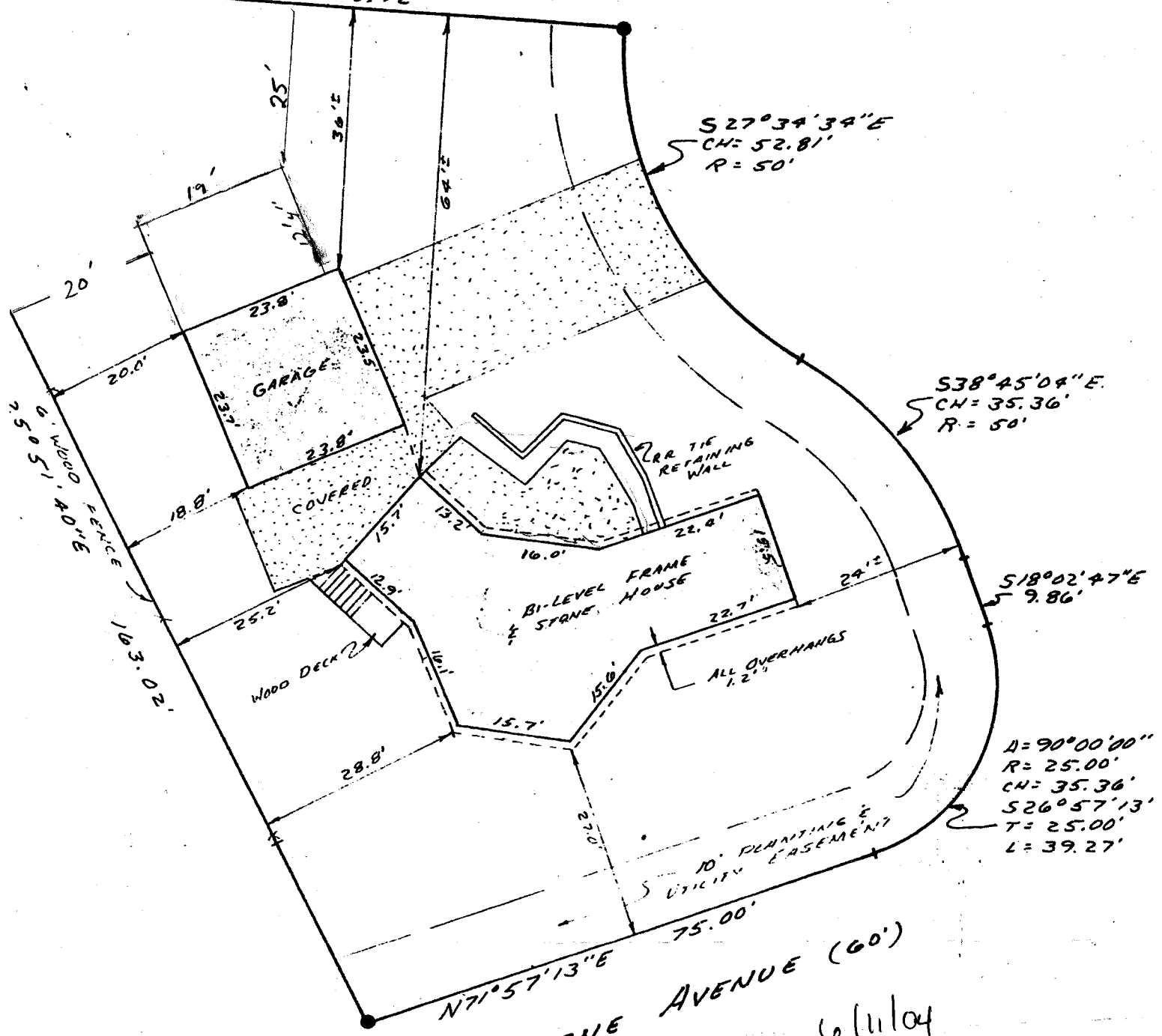
Applicant Signature John Morris Date _____
 Department Approval C. Faye Hall Date 6/11/04

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting <u>Overholt</u>	Date	<u>6/11/04</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)

4" DRAINAGE &
24" EASEMENT

S 85° 41' 46" E 109.12'



S 27° 34' 34" E
CH = 52.81'
R = 50'

S 38° 45' 04" E
CH = 35.36'
R = 50'

S 18° 02' 47" E
9.86'

D = 90° 00' 00"
R = 25.00'
CH = 35.36'
S 26° 57' 13"
T = 25.00'
L = 39.27'

10' PLANTING &
UTILITY EASEMENT

HAWTHORNE AVENUE (60')

ACCEPTED *C. J. Hail*
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" = 20'
DERGROUND UTILITIES
UND PIN