

FEE \$ 10.00

TCP \$ 1500.00

SIF \$ 292.10

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2927 F 1/4 ROAD

No. of Existing Bldgs 9 No. of Proposed 1

Parcel No. 2943-053-77-002

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 19264

Subdivision FOLDEST ESTATES

Sq. Ft. of Lot / Parcel 6901A

Filing 1 Block 1 Lot 2

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3400A

Height of Proposed Structure 20'

OWNER INFORMATION:

Name MAX F. SNEEDON

DESCRIPTION OF WORK & INTENDED USE:

Address 2452 HOME RANCH CT.

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

City / State / Zip B.T / C.O / 8-1505

APPLICANT INFORMATION:

*TYPE OF HOME PROPOSED:

Name SNEEDON CONSTRUCTION INC.

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

Address LL

City / State / Zip LL

NOTES: _____

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 26' from property line (PL)

Permanent Foundation Required: YES X 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 ML
(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 10-31-05

Department Approval NH Kathy Valdez Date 11-7-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18615

Utility Accounting [Signature] Date 12/7/05

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)

2927 F¹/₄ ROAD - LOT ② - FORREST ESTATES SUBDIVISION
 SITE/PLOT PLAN - DOUGLAS MODEL - SCALE 20

ACCEPTED NA *Kathy Naldor*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

