

FEE \$ <u>10⁰⁰</u>
TCP \$ <u>1500.⁰⁰</u>
SIF \$ <u>292⁰⁰</u>

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

BLDG PERMIT NO. _____

Building Address 2932 F 1/4 ROAD No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-053-00-039 (MOTEL) Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1913A
 Subdivision FORREST ESTATES Sq. Ft. of Lot / Parcel 7488A
 Filing 1 Block 1 Lot 13 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3113A

OWNER INFORMATION:

Name MAX F. SNEEDON
 Address 2452 HOME RANCH CT.
 City / State / Zip G.T. CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SNEEDON CONSTRUCTION INC
 Address " "
 City / State / Zip " "
 Telephone 970-201-9098
245-4436 PH./FAX

***TYPE OF HOME PROPOSED:**

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

NOTES: SINGLE FAMILY RANCH
20' MAXIMUM HEIGHT

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>"D"</u>	Driveway Location Approval <u>[Signature]</u> (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 3/17/05
 Department Approval [Signature] Date 4/14/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PD@CGR.</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/14/05</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)

29.32 F 1/4 ROAD - LOT 13 - FORREST ESTATES SUBDIVISION FILE # 1
 PLOT/HOUSE PLAN LOCATION - 1913A RANCA - SINGLE STORY

SETBACKS:

FRONT - 20'0"
 REAR - 30'0"
 SIDES - 5'0"

SCALE: 20

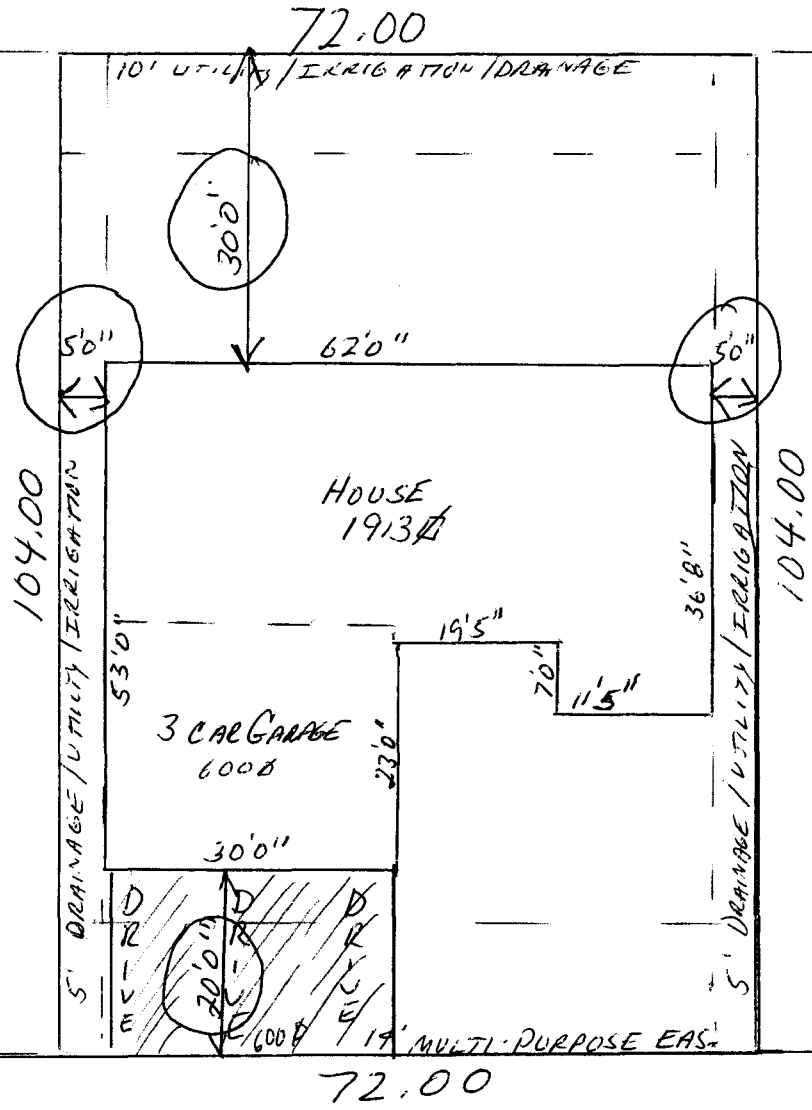
PREPARED BY: SNEDDEN CONSTRUCTION INC.

ACCEPTED C. J. 4/14/05
C. J. 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.



Lot 14

Lot 12



F 1/4 ROAD

drive
 on
 4/8/05