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| 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 2938 F 1/4 ROAD No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-053-00-039 (MOTHER) Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1928
 Subdivision FORREST ESTATES Sq. Ft. of Lot / Parcel 8500
 Filing 1 Block 1 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3356

OWNER INFORMATION:

Name MAX SNEDDON
 Address 2452 HOME RANCH COURT
 City / State / Zip GT/CO/81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SNEDDON CONSTRUCTION INC
 Address 2452 HOME RANCH CT.
 City / State / Zip GT/CO/81505
 Telephone 970-201-9098

***TYPE OF HOME PROPOSED:**

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

NOTES: SINGLE FAMILY RESIDENTIAL

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.

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|---|---|
| THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF | |
| ZONE <u>BMF-5</u> | Maximum coverage of lot by structures <u>60%</u> |
| SETBACKS: Front <u>20'</u> from property line (PL) | Permanent Foundation Required: YES <u>X</u> NO _____ |
| 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 <u>D</u> | Driveway Location Approval <u>VM</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 5/28/05
 Department Approval H. Gayle Henderson Date 7-11-05

| | |
|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>18224</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>7/11/05</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)

2938 F 1/4 ROAD - FORREST ESTATES SUBDIVISION - LOT 10 - BLOCK 1 - FILING 1

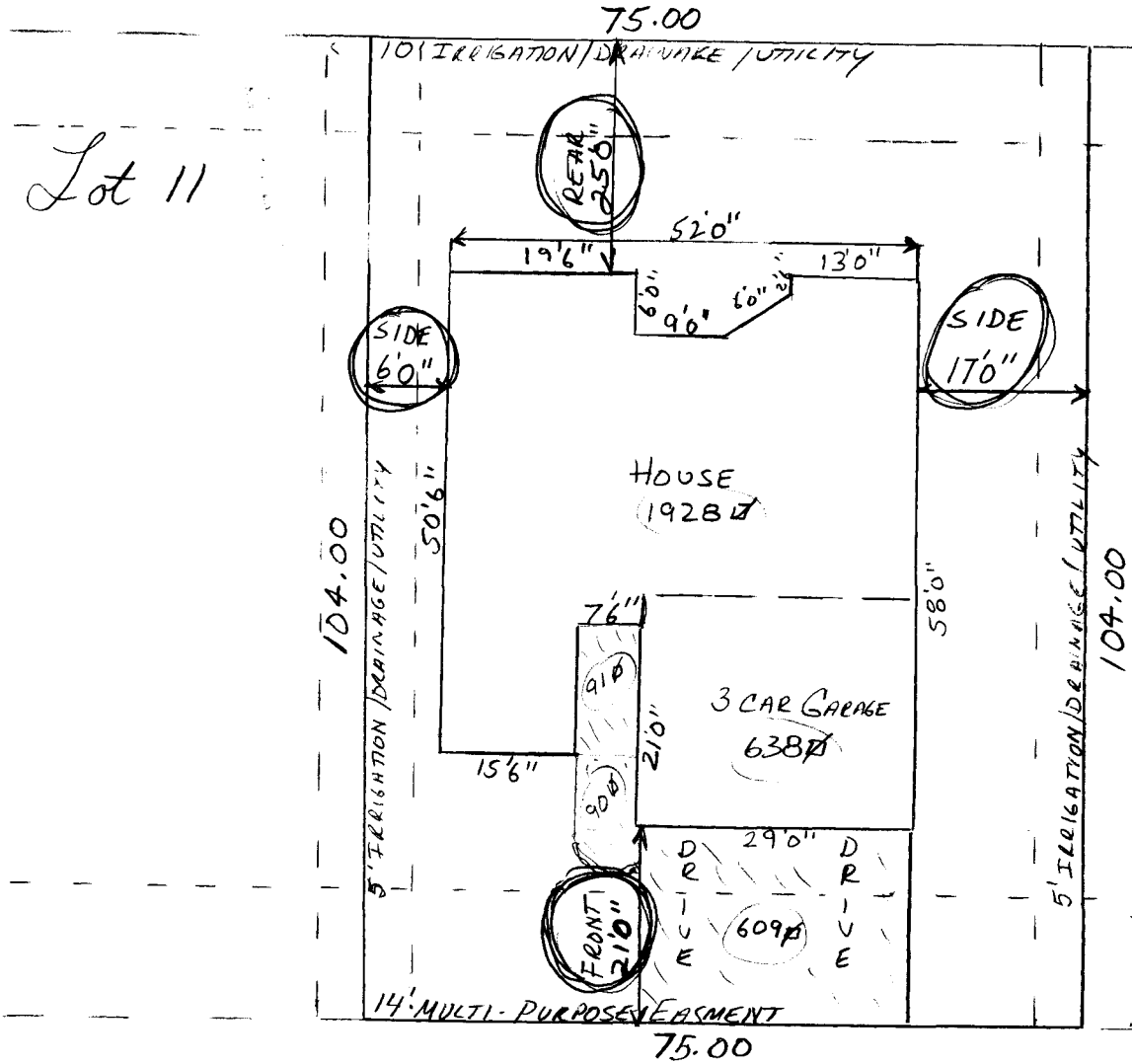
PLOT PLAN - SCALE 20 - PREPARED BY: SNEDDON CONSTRUCTION INC.

| STRUCTURES / IMPERVIOUS SURFACE | |
|---------------------------------|---------------|
| HOUSE - 1928A | GARAGE - 638A |
| DRIVEWAY - 609A | WALKS - 181A |
| TOTAL: 3356A | |



Lot 11

Lot 9



7-11-05 Gayleen Henderson

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY BASEMENTS AND PROPERTY LINES.

drive
 ok
 W
 6/1/05
 F 1/4

Lot 7

Lot 8

293/8