

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 2939 F 1/4 RD.
 Parcel No. 2943-053-00-039 (MTR)
 Subdivision FORREST ESTATES
 Filing 1 Block 1 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1926
 Sq. Ft. of Lot / Parcel 11,227
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3426

OWNER INFORMATION:

Name MAX SWEDDON
 Address 2452 HOME RANCH CT.
 City / State / Zip G J CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SWEDDON CONSTRUCTION INC.
 Address 2452 HOME RANCH CT.
 City / State / Zip CT 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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RMF-5</u>	Maximum coverage of lot by structures <u>6090</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>ML</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 4/11/05

Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____ W/O No. <u>PLGGVSD</u>
Utility Accounting <u>[Signature]</u> Date <u>5/2/05</u>

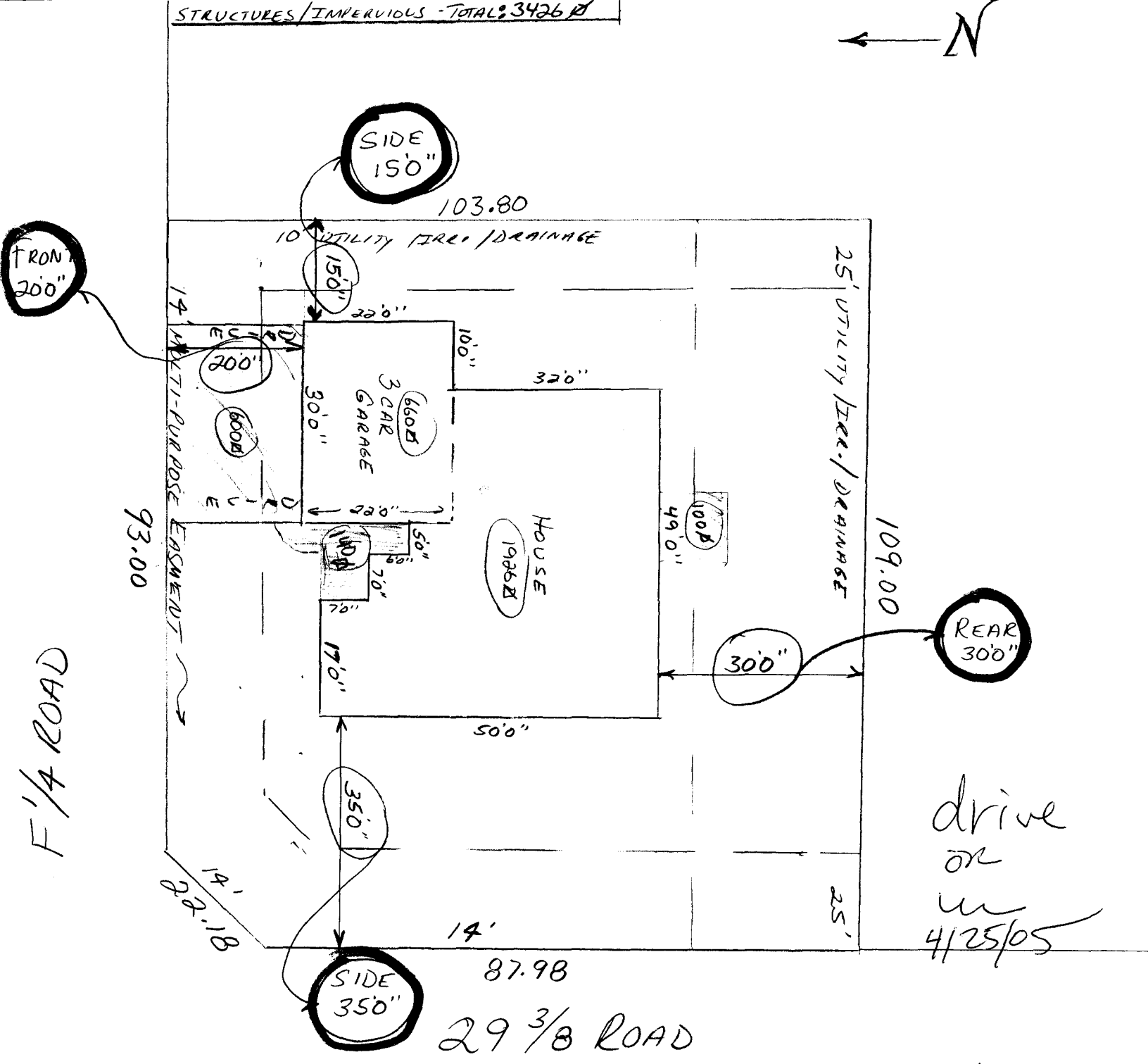
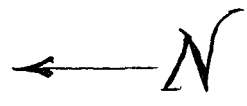
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2939 F 1/4 ROAD - LOT 8 - BUCK 1-FIXING 1-FORREST ESTATES

PLOT PLAN - PLANNING CLEARANCE: SCALE - (20)

PREPARED BY: SNEDDON CONSTRUCTION INC.

STRUCTURES/IMPERVIOUS - TOTAL: 3426



5/2/05
 ACCEPTED Clay 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 7