

FEE \$ <u>10.00</u>
TCP \$ <u>1500.00</u>
SIF \$ <u>292.00</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 661 Maldon SQ. FT. OF PROPOSED BLDGS/ADDITION 1731

TAX SCHEDULE NO. 2943-052-76-015 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Forest Glen TOTAL SQ. FT. OF EXISTING & PROPOSED 1731

FILING 1 BLK 1 LOT 15 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER JRS Builders Inc NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 680 Sequel Ct USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 260-0546 DESCRIPTION OF WORK & INTENDED USE New Residence

(2) APPLICANT Same TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Permanent Foundation Required: YES NO _____

Side 5' from PL, Rear 25' from PL
 Parking Req'mt 2

Maximum Height 35' Special Conditions _____

D CENSUS _____ TRAFFIC _____ ANN# _____

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).

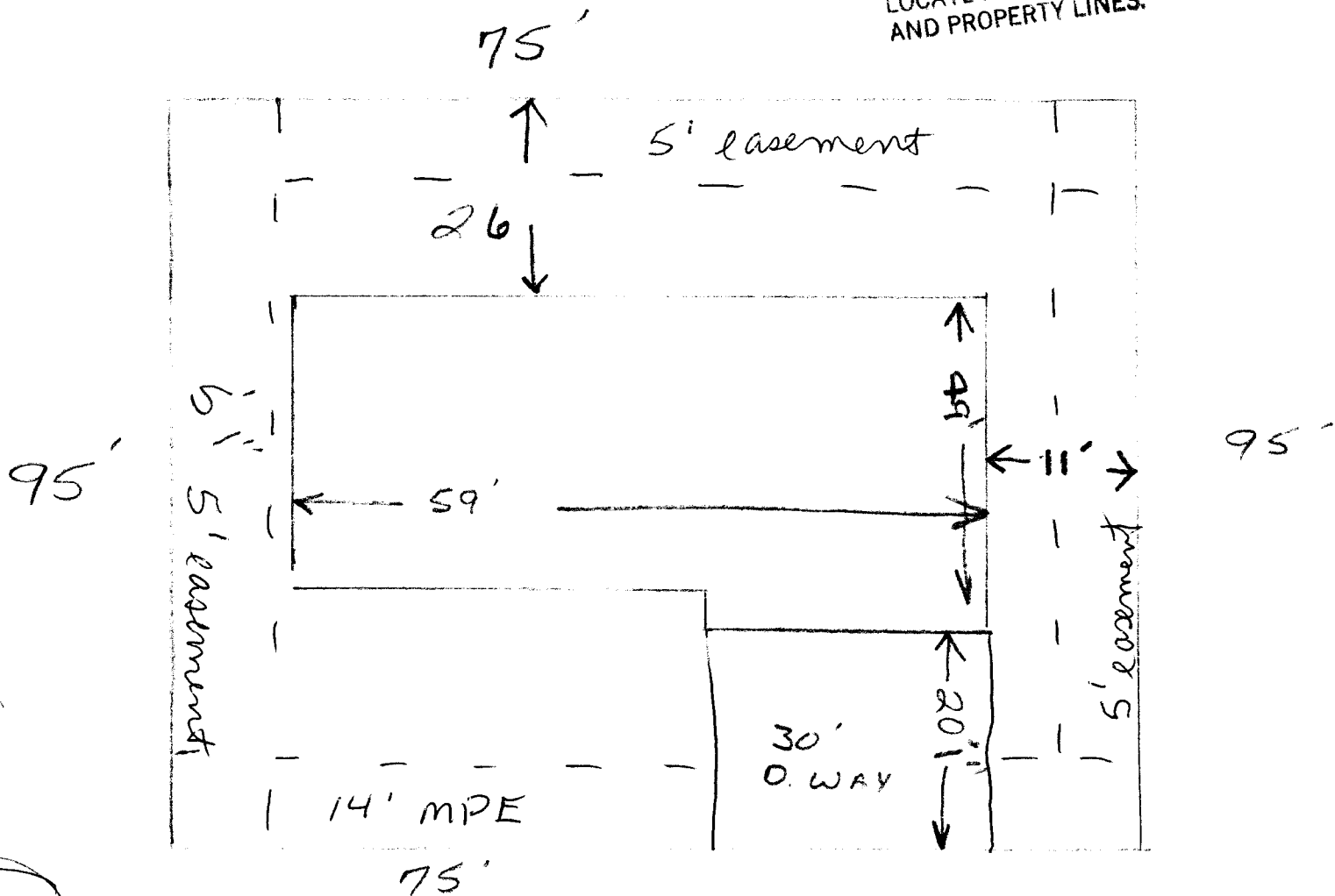
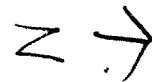
Applicant Signature [Signature] Date 4-19-05

Department Approval [Signature] Date 4/26/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18059</u>
Utility Accounting	Date <u>4/26/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

ACCEPTED ^{4/26/05} C. Faye 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.



Handwritten signature and date:
 Kirk Brown
 4-21-05

661 McCaslin
 2743-052-76-015

JRJ Builders, Inc.
 680 Sequel Ct.
 Grand Jct., CO 81504
 260-0546