

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 633 Snedden Pl SQ. FT. OF PROPOSED BLDGS/ADDITION 2500
TAX SCHEDULE NO. 2943-053-77-040 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Forest Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 2500
FILING 1 BLK 1 LOT 40 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 6060 Sequel Ct USE OF EXISTING BUILDINGS 1
(1) TELEPHONE 260-0546 DESCRIPTION OF WORK & INTENDED USE Single Family
(2) APPLICANT Jane TYPE OF HOME PROPOSED:
(2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE _____ _____ Other (please specify) _____

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) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 5' from PL, Rear 25' from PL Parking Required: 2
Special Conditions _____
Maximum Height 35' CENSUS _____ TRAFFIC _____ ANN# _____
D

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 _____ Date 8-10-05
Department Approval JH Gaylen Henderson Date 12-12-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>18024</u>
Utility Accounting <u>UBensley</u>	Date <u>12/12/05</u>		

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

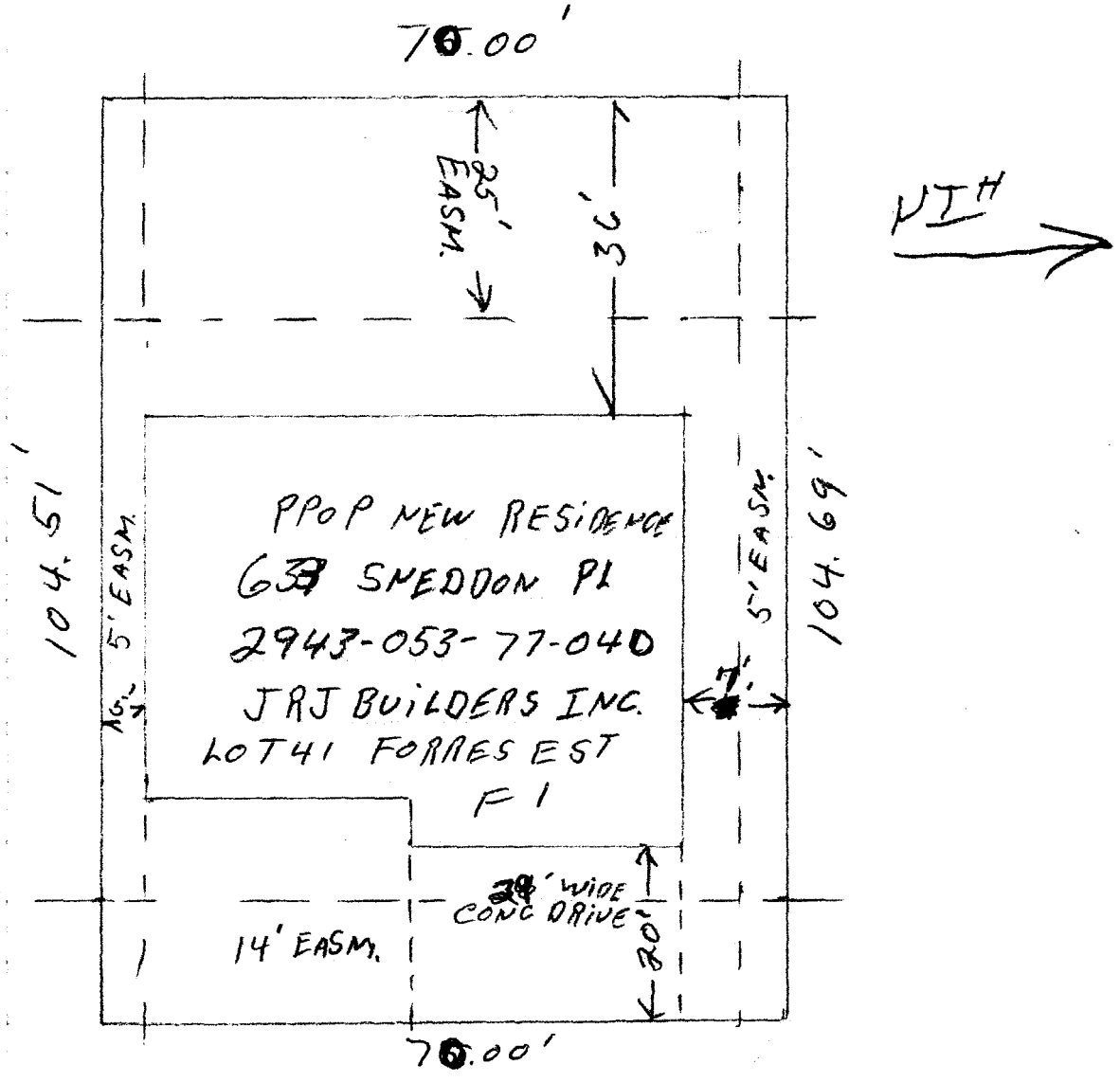
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

12-12-05

Gayle 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 EASEMENTS AND PROPERTY LINES.



*Drive OK
Paul Davis
8-12-05*

SNEDDON PL
NTH →

*JRS Builders
260-0540*