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 __2927 Sylvia Ln__   SQ. FT. OF PROPOSED BLDGS/ADDITION __2075__

TAX SCHEDULE NO. __2943-053-77017__   SQ. FT. OF EXISTING BLDGS __0__

SUBDIVISION __Forrest Estates__   TOTAL SQ. FT. OF EXISTING & PROPOSED __2075__

FILING _____ BLK _____ LOT __17__

NO. OF DWELLING UNITS:
Before: __0__ After: __1__ this Construction

(1) OWNER __Mike + Nicki McFarland__   NO. OF BUILDINGS ON PARCEL
Before: __0__ After: __1__ this Construction

(1) ADDRESS __759 Horizon Dr #E__

(1) TELEPHONE __242-4310__   USE OF EXISTING BUILDINGS __New Single Family__

(2) APPLICANT __Jim - West - Builder__ DESCRIPTION OF WORK & INTENDED USE __New Single Family__

(2) ADDRESS __759 Horizon Dr #E__

TYPE OF HOME PROPOSED:
__X__ Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE __242-4310__
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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 __100%__

SETBACKS: Front __20'__ from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES __X__ NO _____

Side __5'__ from PL, Rear __25'__ from PL

Parking Req'mt __2__

Maximum Height __35'__

Special Conditions _____

__D__

CENSUS _____ TRAFFIC _____ ANNX# _____

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 __Trevor Tuten__   Date __5-10-05__

Department Approval __HC, Faye Hall__   Date __6/6/05__

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. 18134
Utility Accounting			Date 6/6/05

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)

Lot 17 , 2927 Sylvia Ln.

Forrest Estates Sub

Jim West - Builder

Sylvia Lane

62'

Driveway

20'

14' Multi-Purpose Easement

24'

N

5' Utility / Irrigation + Drainage Easement

12'

16

Garage

8'

5'

drive
we
we
5/23/05

110'

110'

36

13'

11'

11'

House

31

36

9.5'

16

12.5'
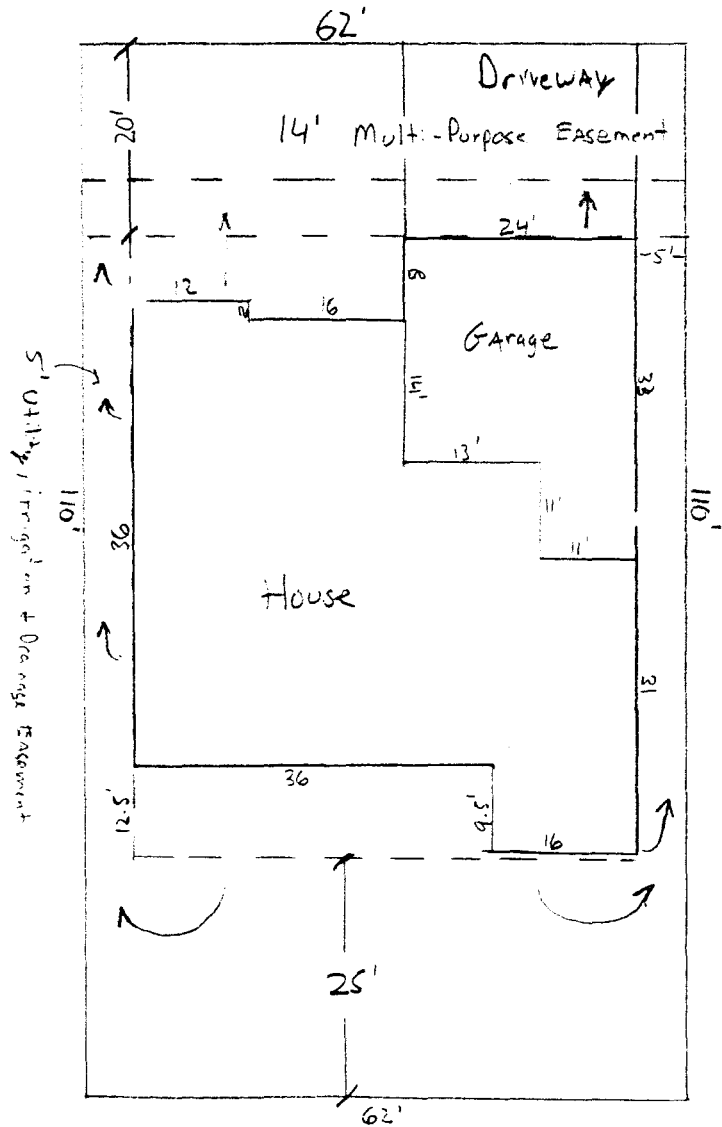
ACCEPTED 6/6/05
Faye Hall
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

25'

62'