

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 2940 Sylvia SQ. FT. OF PROPOSED BLDGS/ADDITION 2452
TAX SCHEDULE NO. 2743-053-77-024 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Forest Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 2452
FILING 1 BLK 1 LOT 24 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 Sequoia Ct USE OF EXISTING BUILDINGS 0
(1) TELEPHONE 260-0546 DESCRIPTION OF WORK & INTENDED USE New Residence
(2) APPLICANT _____ TYPE OF HOME PROPOSED:
(2) ADDRESS Same 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 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 9-25-05
Department Approval [Signature] Date 9/30/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>8453</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/30/05</u>		

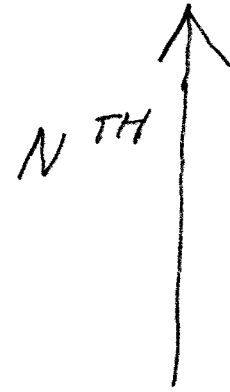
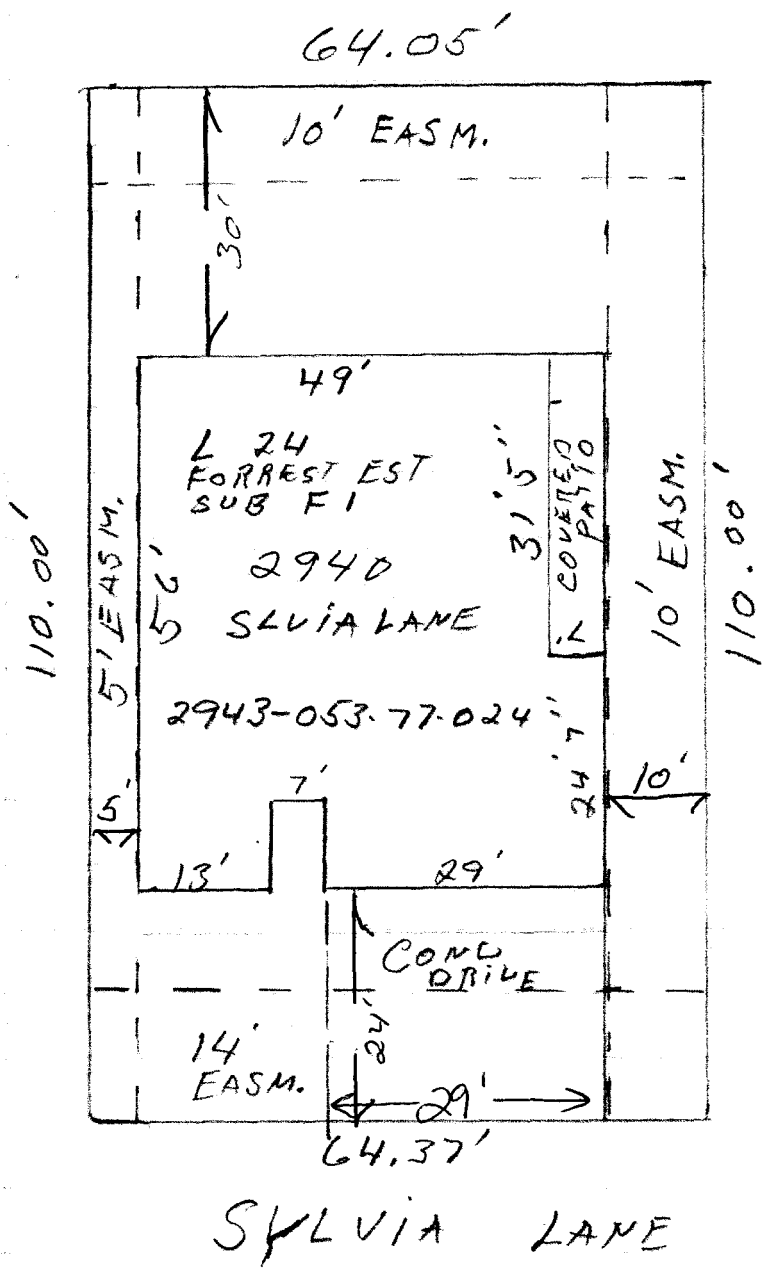
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

9/30/05

ACCEPTED 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.

JRJ BUILDERS
434-5989



Done OK
Paul Davis
9-27-05