

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 2926 WHITNEY LANE No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-053-77-036 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2615
 Subdivision FORREST ESTATES Sq. Ft. of Lot / Parcel 7823.29 APPROX
 Filing 1 Block _____ Lot 36 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2615
 Height of Proposed Structure 20'-0"

OWNER INFORMATION:

Name JAMES C AND CONNIE M. MOFFATT
 Address 2872 PINEHURST LANE
 City / State / Zip GRAND JUNCTION, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name JAMES MOFFATT
 Address 2872 PINEHURST LANE
 City / State / Zip GRAND JUNCTION CO 81503
 Telephone 970-243-8066

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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>60%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
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>EH</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 James Moffatt Date 12/2/05
 Department Approval [Signature] Date 12/2/05

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>18610</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/6/05</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)

2K
 ACCEPTED *Abba Aragon* 12/16/05
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THIS IS A RECORDING OF THE ONLY LOCAL ORDINANCES AND PROPERTY LINES.

JAMES McFATT
 243-8066
 LOCATION:
 2926 WHITNEY LN
 LOT 36
 FORREST ESTATES 1
 SCALE = 3/32 TO 1"

