

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 2928 Whitney Ln SQ. FT. OF PROPOSED BLDGS/ADDITION 2600
 TAX SCHEDULE NO. 2943-053-77035 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Forest Estates F TOTAL SQ. FT. OF EXISTING & PROPOSED 2600
 FILING 1 BLK _____ LOT 35 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 690 Sequel Ct USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 260-0546 DESCRIPTION OF WORK & INTENDED USE Single Family
 (2) APPLICANT OWNER TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ Manufactured Home (HUD)
 _____ 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 _____
 CENSUS D TRAFFIC _____ ANNEX# _____

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).

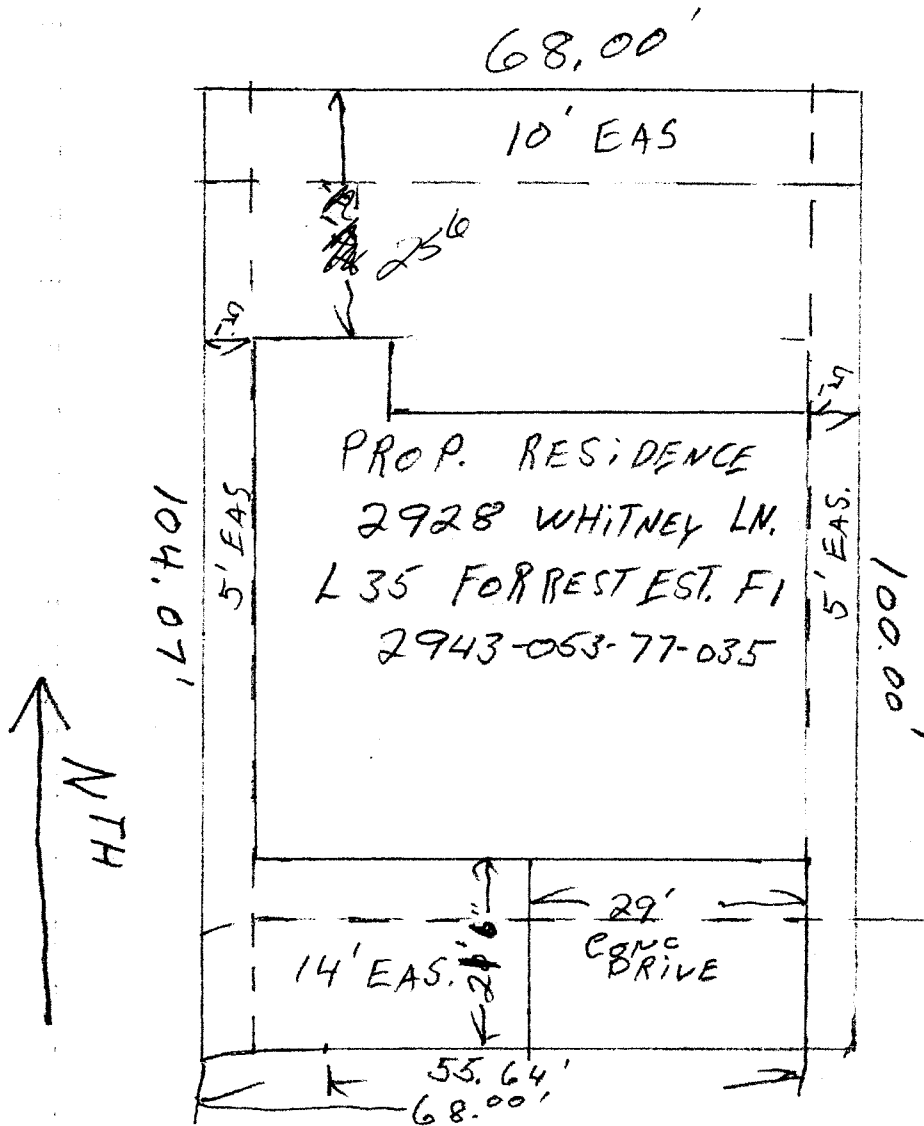
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Aim Jensen Date 8-10-05
 Department Approval MC Jay Hall Date 8/16/05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>10317</u>
Utility Accounting <u>A</u>		Date <u>8/16/05</u>	

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

8/12/05
ACCEPTED C. Yaye 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.



WHITNEY LANE

Rich Dennis
8-12-05

JRJ BUILDERS
434-5989