

FEE \$ 10.00/
 TCP \$ 1539.00/
 SIF \$ 400.00/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
 Community Development Department

BLDG PERMIT NO. _____

Building Address 2935 ANNELE LANE No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. MOTHER-2943-053-77-045 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1926
 Subdivision FORREST ESTATES Sq. Ft. of Lot / Parcel 7210 PA
 Filing 2 Block 4 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 33004
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name MAX F. SNEEDON
 Address 2452 HOME LANCH CT.
 City / State / Zip G.J / C.O / 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SNEEDON CONSTRUCTION INC.
 Address " "
 City / State / Zip " "
 Telephone 970-201-9098

***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 <u>X</u> NO _____		
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 <u>None</u>		
Voting District <u>D</u>	Driveway Location Approval <u>W</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).

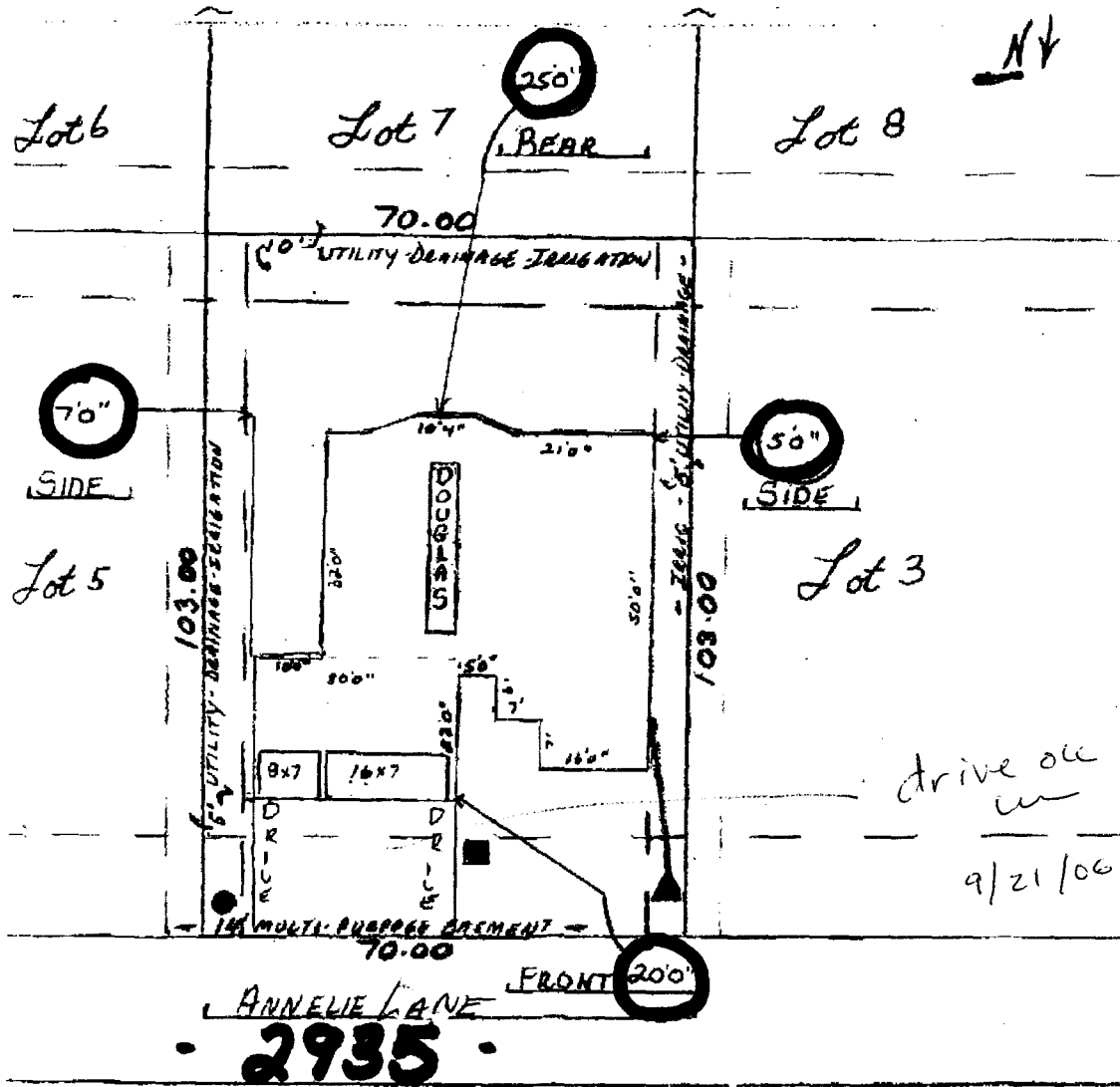
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 9/1/06
 Department Approval [Signature] Date 9/21/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>pd@CGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/29/04</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)

2935 ANNELIE LANE LOT 4 - - BLOCK 4 - FOREST ESTATES - FINEST
 SITE / PLOT PLAN - - SCALE - 30 - -



PREPARED BY: **SKEDDON CONSTRUCTIONS INCORPORATED**

ACCEPTED *9/21/06* *Gayleen Henderson*
 ANY OF THE SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. EDUCATION'S
 REQUIREMENTS TO PROPERLY
 LOCATE ANY UTILITY EASEMENTS
 AND PROPERTY LINES.