

FEE \$ 10. ⁰⁰
TCP \$ 1539. ⁰⁰
SIF \$ 460. ⁰⁰

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 648 COURTNEY WAY No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. NO. 2943-053-77-045 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1926
 Subdivision FORREST ESTATES Sq. Ft. of Lot / Parcel 10,716
 Filing 2 Block 2 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3300A
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name MAX F. SNEEDON
 Address 2452 HOME RANCH 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 2' " "
 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 <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 <u>None</u>
Voting District <u>D</u> Driveway Location Approval <u>UU</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 9/29/06

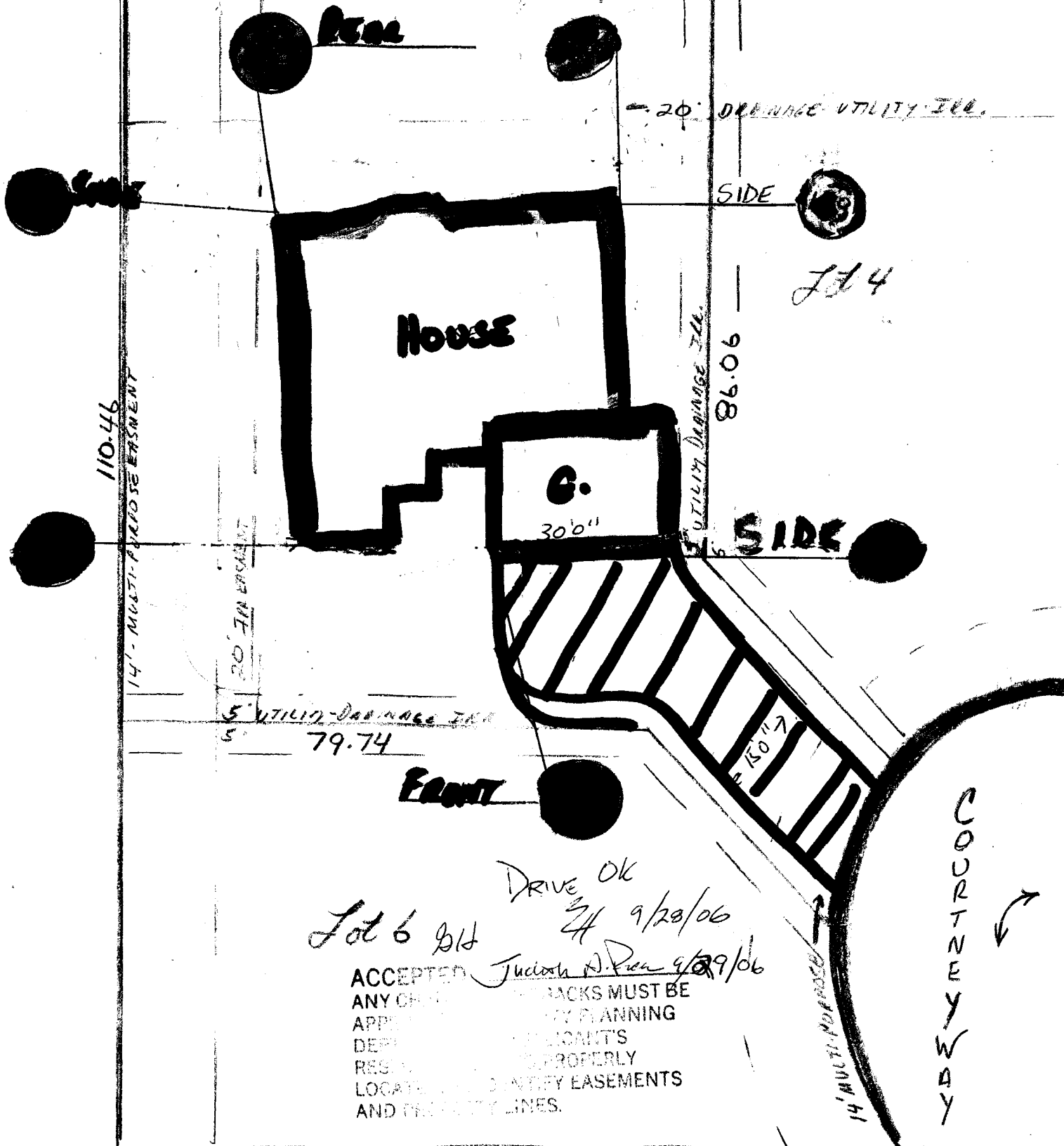
Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>PTDCG</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/29/06</u>		

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)

648 - Lot 5 - Block 2 - Forrest Estates - FILING II
 SITE PLOT PLAN - Courtney Way - SCALE 20

88.88

N ←



Lot 6 9/14
 Drive OK
 9/28/06
 9/29/06
 Jackson A. P...
 ACCEPTED

ANY CHANGES TO TRACKS MUST BE
 APPROVED BY PLANNING
 DEPARTMENT. APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

PREPARED BY: SNEDDON CONSTRUCTION INCORPORATED