

96563-54833

FEE \$	10.00
TCP \$	6
SIF \$	0

BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 629 Sneddon Pl. No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2943-053-77-042 Sq. Ft. of Existing Bldgs ~1700 Sq. Ft. Proposed 192
 Subdivision FORREST ESTATES Sq. Ft. of Lot / Parcel .168 ac
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Tom + Barb Nagoda
 Address 629 Sneddon Pl.
 City / State / Zip Grand Junction, CO 81504

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shed 12x16

APPLICANT INFORMATION:

Name same
 Address _____
 City / State / Zip _____
 Telephone 245-2682

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: wooden shed

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 _____
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO N.C.
 Side 5/3 from PL Rear 25/15 from PL Parking Requirement N.C.
 Maximum Height of Structure(s) 35 Special Conditions _____
 Voting District N.C. Driveway Location Approval N.C.
 (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 Tom Nagoda Date 6-26-06

Department Approval [Signature] Date 6/26/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>shed only</u>
Utility Accounting	Date <u>6/26/06</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)

City of Grand Junction GIS Zoning Map ©

