

FEE \$	10.00
TCP \$	1580.00
SIF \$	400.00

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

BLDG PERMIT NO. _____

Building Address 2936 ANNELIE LANE
 Parcel No. 2943-053-48-007
 Subdivision Forest Estates
 Filing 2 Block 2 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2548
 Sq. Ft. of Lot / Parcel 8,302
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name JRS Builders Inc
 Address 3157 moddie ct
 City / State / Zip MS CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
 Address Same
 City / State / Zip _____
 Telephone 260-0546

***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>JAR</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).

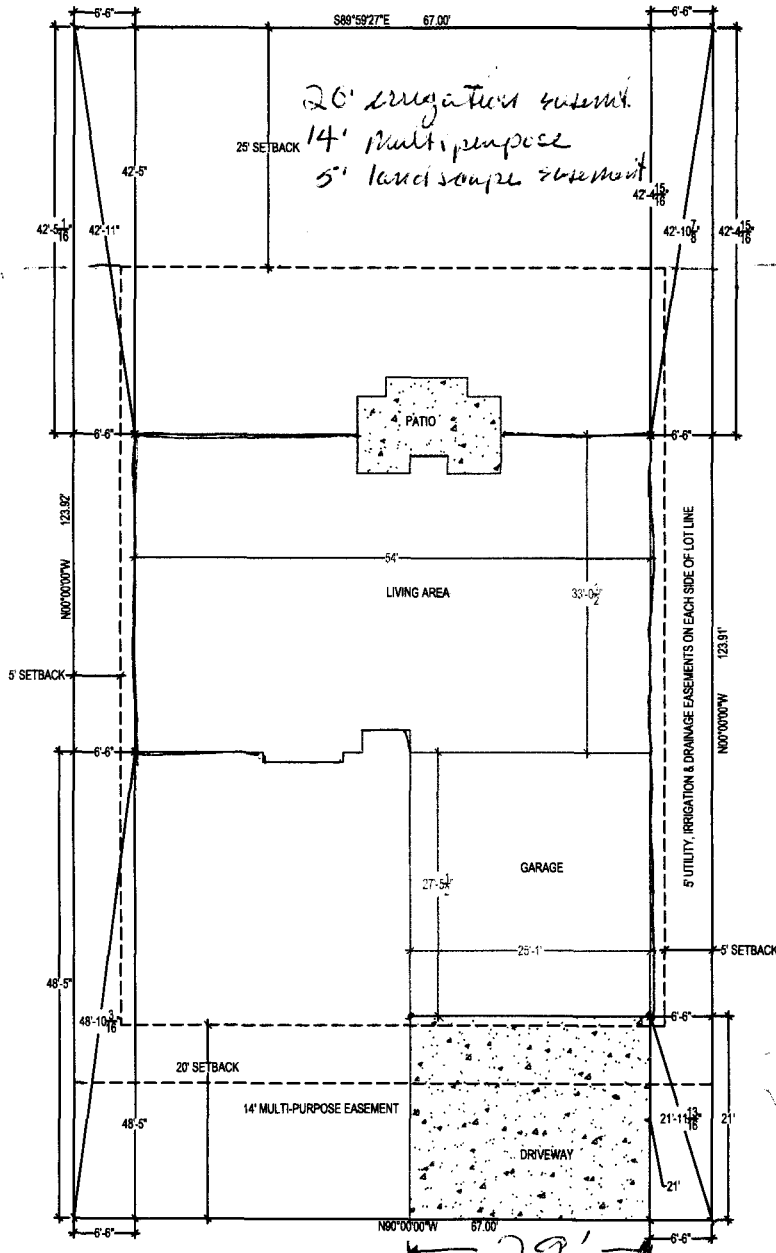
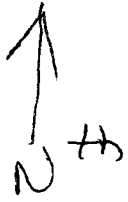
Applicant Signature [Signature] Date 4-2-07

Department Approval JAR [Signature] Date 4/6/07

Additional water and/or sewer tap fee(s) are required. YES NO W/O No. 20116

Utility Accounting [Signature] Date 4/6/07

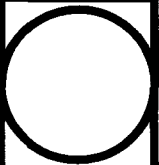
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



JAR *3/4/07*



Lot 7 Block 2
Grand Junction, CO. 81504



Revisions

A	
B	
C	
D	
E	

Drawn By: **ADT**
 REV Date: **3/7/07**
 Date: **3/5/07**
 Scale: **1"=20'**

Forrest Estates Subdivision	
PLING	1
BLOCK	2
LOT NUMBER	7
LOT SIZE	8,302 sq. ft.
LIVING AREA	1728.28 sq. ft.
GARAGE	688.75 sq. ft.
TOTAL AREA	2417.03 sq. ft.

2936 ANNELIE LANE
2943-053-88-007

Done OK JAR

Site Plan
C1