

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 2937 ANNIE LANE No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-053-~~2~~-045 (ANNIE) Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1926
 Subdivision FOREST ESTATES Sq. Ft. of Lot / Parcel 7,622.4
 Filing II Block 4 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3300
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name SNEEDON CONSTRUCTION INC
 Address 245 HOME RANCH CT.
 City / State / Zip GJ CO 21505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
 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>R-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 _____
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 9-17-07
 Department Approval JAR Paul H. [Signature] Date 10-9-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>40072</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/9/07</u>

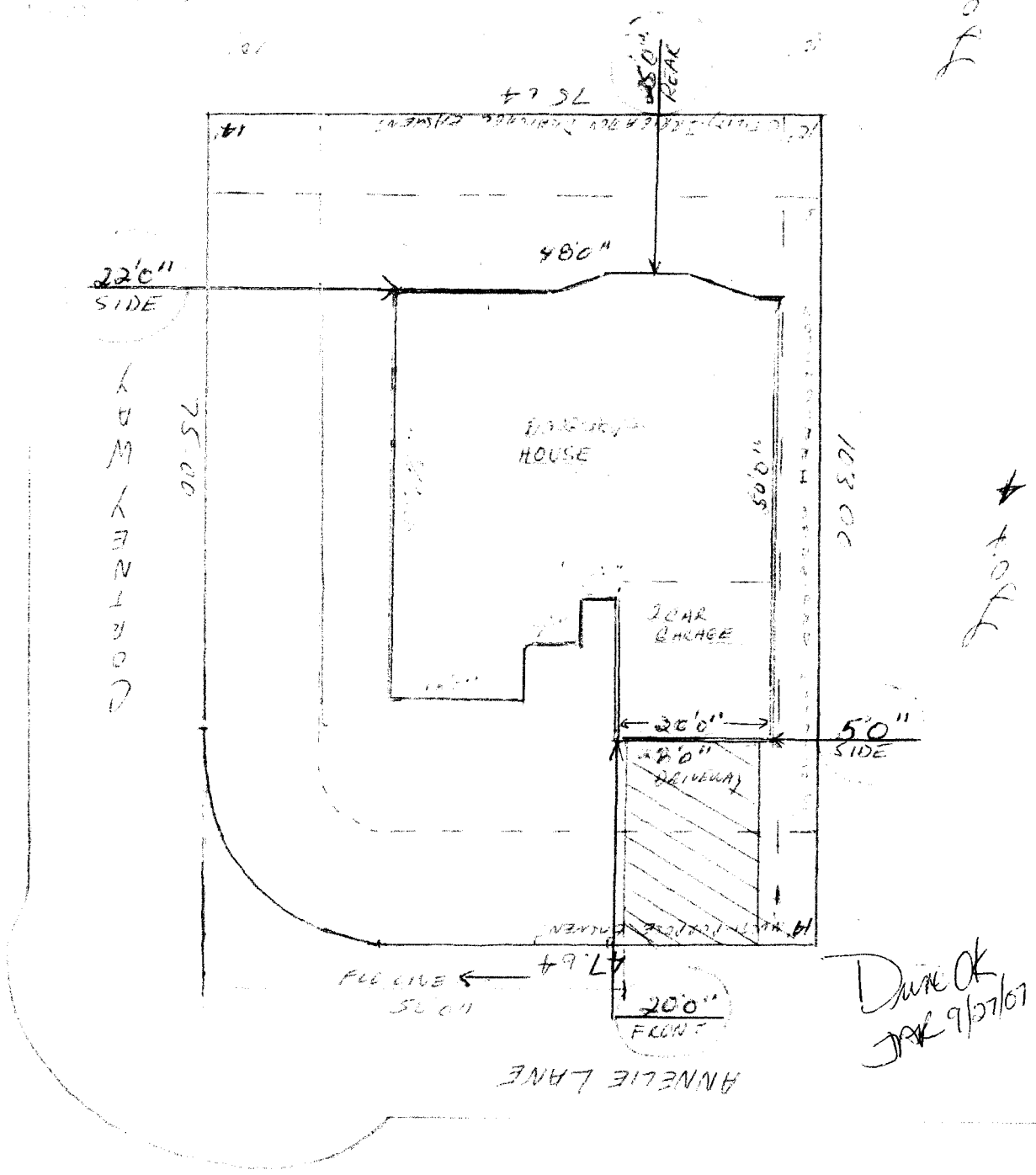
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)
JR 125025

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JAR Gayle Henderson
10.9.07

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Done OK
JAR 9/16/07



2937 ANNIE LANE - LOTS - BLOCK 4 - FOREST ESTATES II
PLOT PLAN - DOUGLAS MODEL - 2 CAR - SPACE 20
- PREPARED BY: SNEEDON CONSTRUCTION