

FEE \$	10 <sup>00</sup>
TCP \$	1589 <sup>00</sup>
SIF \$	400 <sup>00</sup>

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2938 ANNEE LANE No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-053-77-045(MOTHER) Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1926A  
 Subdivision FOLREST ESTATES II Sq. Ft. of Lot / Parcel 7398A  
 Filing II Block 2 Lot 6  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3300A  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name SNEDDON CONSTRUCTION INC.  
 Address 2452 HOME RANCH CT.  
 City / State / Zip G.J CO. 81505

**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: SINGLE FAMILY  
RESIDENTIAL RANCH STYLE

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RMC-5</u>	Maximum coverage of lot by structures <u>60</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>1</u> NO <u>2</u>
Side <u>5/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>D</u>	Driveway Location Approval <u>WS</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).

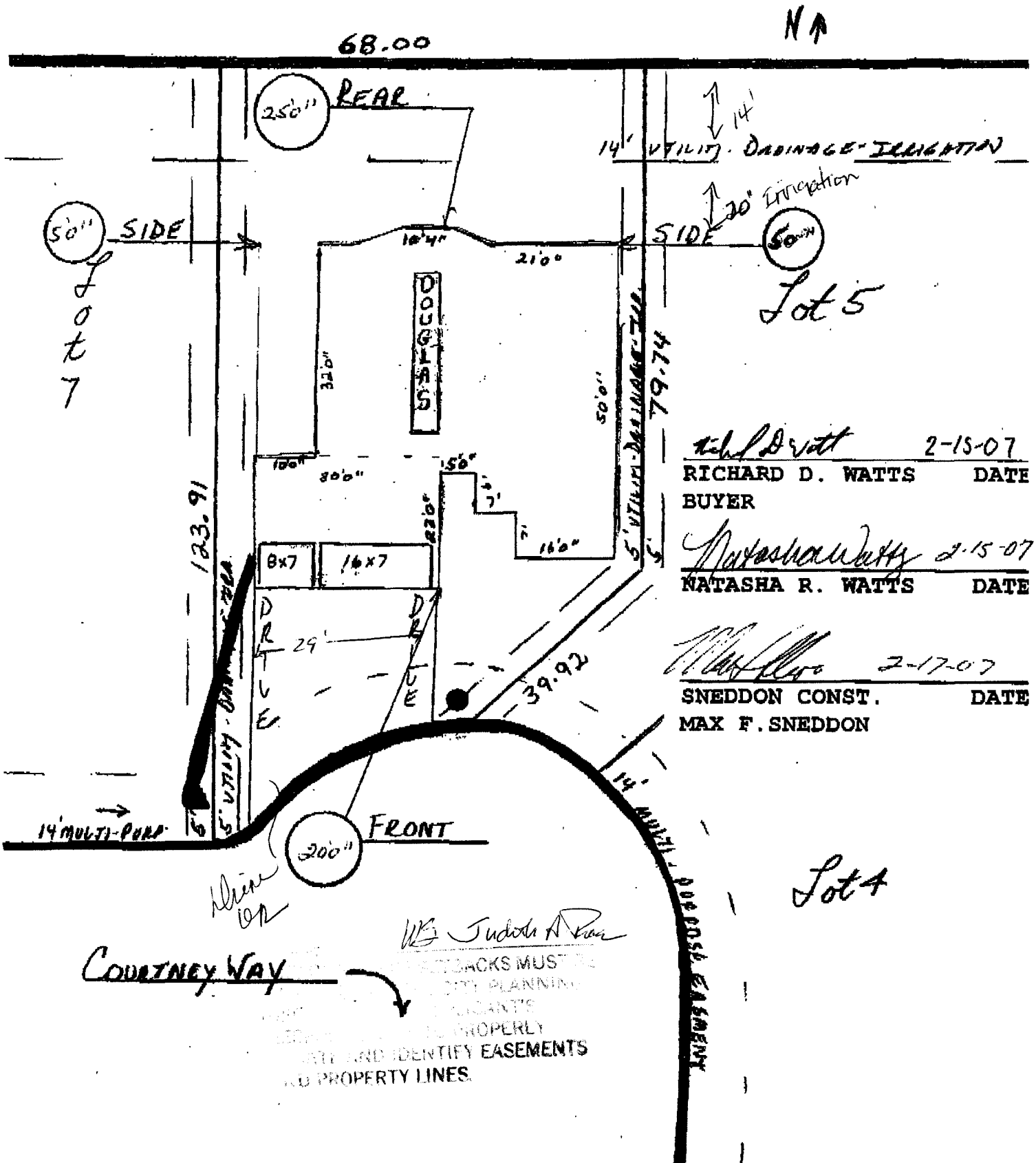
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 2/20/07  
 Department Approval WS Joshua A. Fox Date 4/9/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O Not <u>20 @ 6V</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/9/07</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)

2938 ANNEVILLE LANE - LOT 6 - BLOCK 2 - FOREST ESTATES - FILING II  
SITE - PLOT PLAN - DOUGLAS MARRS - SCALE 80



*Richard D. Watts* 2-15-07  
 RICHARD D. WATTS DATE  
 BUYER

*Natasha R. Watts* 2-15-07  
 NATASHA R. WATTS DATE

*Max F. Sneddon* 2-17-07  
 SNEDDON CONST. DATE  
 MAX F. SNEDDON

**COURTNEY WAY**

*US Judith A. Ross*

SETBACKS MUST BE  
 CITY PLANNING  
 SIGNANT'S  
 PROPERLY  
 AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.