

FEE \$	10.00
TCP \$	1589.00
SIF \$	400.00

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

BLDG PERMIT NO. _____

Building Address 636 CORTNEY WAY
 Parcel No. 2943-053-87-007
 Subdivision Forest estate
 Filing 2 Block 1 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2600
 Sq. Ft. of Lot / Parcel 7,258
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name JRI BUILDERS INC
 Address 3154 MADDIE Ct
 City / State / Zip W.I. Co, 8503

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone _____

*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>6/25/07 NA</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 6-21-07
 Department Approval [Signature] Date 6/29/07

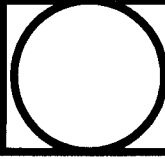
Additional water and/or sewer tap fee(s) are required:	YES <u>(circled)</u>	NO	W/O No. <u>20415</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-29-07</u>		

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)



Advanced Drafting and Design, Inc.
 1000 N. 10th St. Ste. 200
 Anchorage, AK 99503
 Phone: (907) 243-8888 Fax: (907) 243-2821

JRJ Builders
 Lot 7 Block 1
 Grand Junction, CO



Revisions	
A	
B	
C	
D	
E	

Drawn By:	ADT
REV/DWG:	6/18/07
Date:	6/18/07
Scale:	1"=20'
Site Plan	

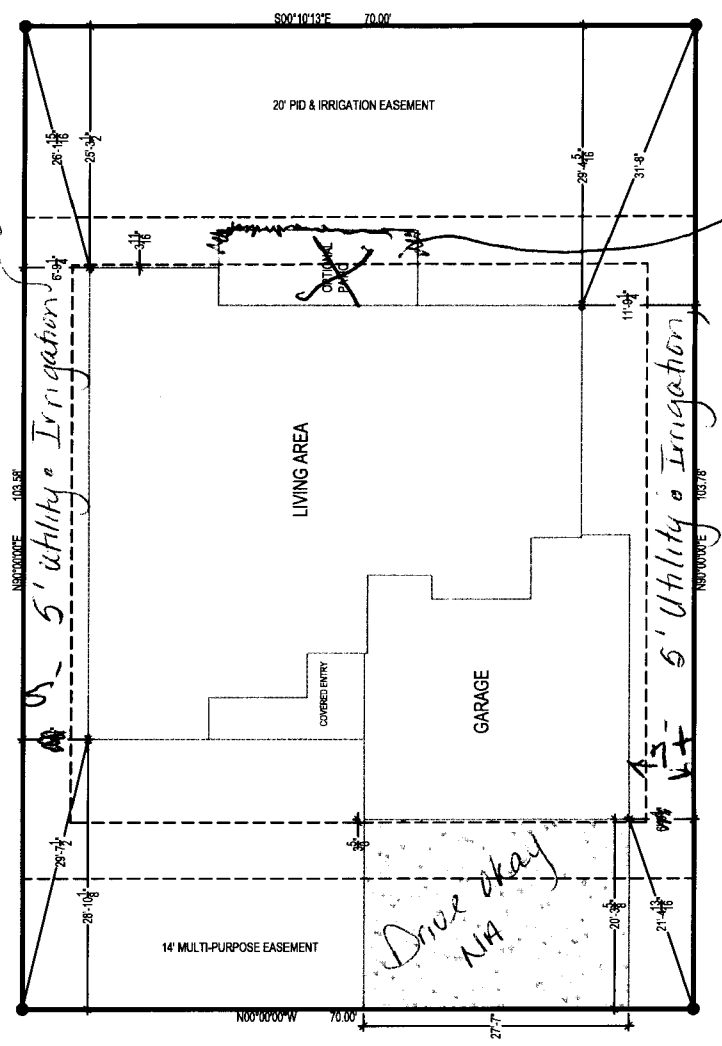
Sheet
C1

260-0546 Jim

Alaska May 4/29/07

BACKS MUST BE IDENTIFIED TO PROPERTY LINES

Easement



Forest Estates Subdivision	
FLING	1
BLOCK	1
LOT NUMBER	7
LOT SIZE	7,258 sq. ft.
LIVING AREA	1914.40 sq. ft.
GARAGE	735.32 sq. ft.
TOTAL AREA	2649.72 sq. ft.

This section will not be covered N/A

636 CORTNEY WAY
 2943-053-87-007
 L7B1 Filing 2