

FEE \$	10 ⁰⁰
TCP \$	1589 ⁻
SIF \$	400 ⁻

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

BLDG PERMIT NO. _____

Building Address 642 COURTNEY Way No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-053-77-045 (marked) Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1926
 Subdivision FORNESTESTATES Sq. Ft. of Lot / Parcel 7,203 #
 Filing II Block 2 Lot 2 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 2452 HANE RANCH CT.
 City / State / Zip B.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

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>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> 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 3/7/07
 Department Approval [Signature] 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 No. <u>Pd @ CGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/9/07</u>

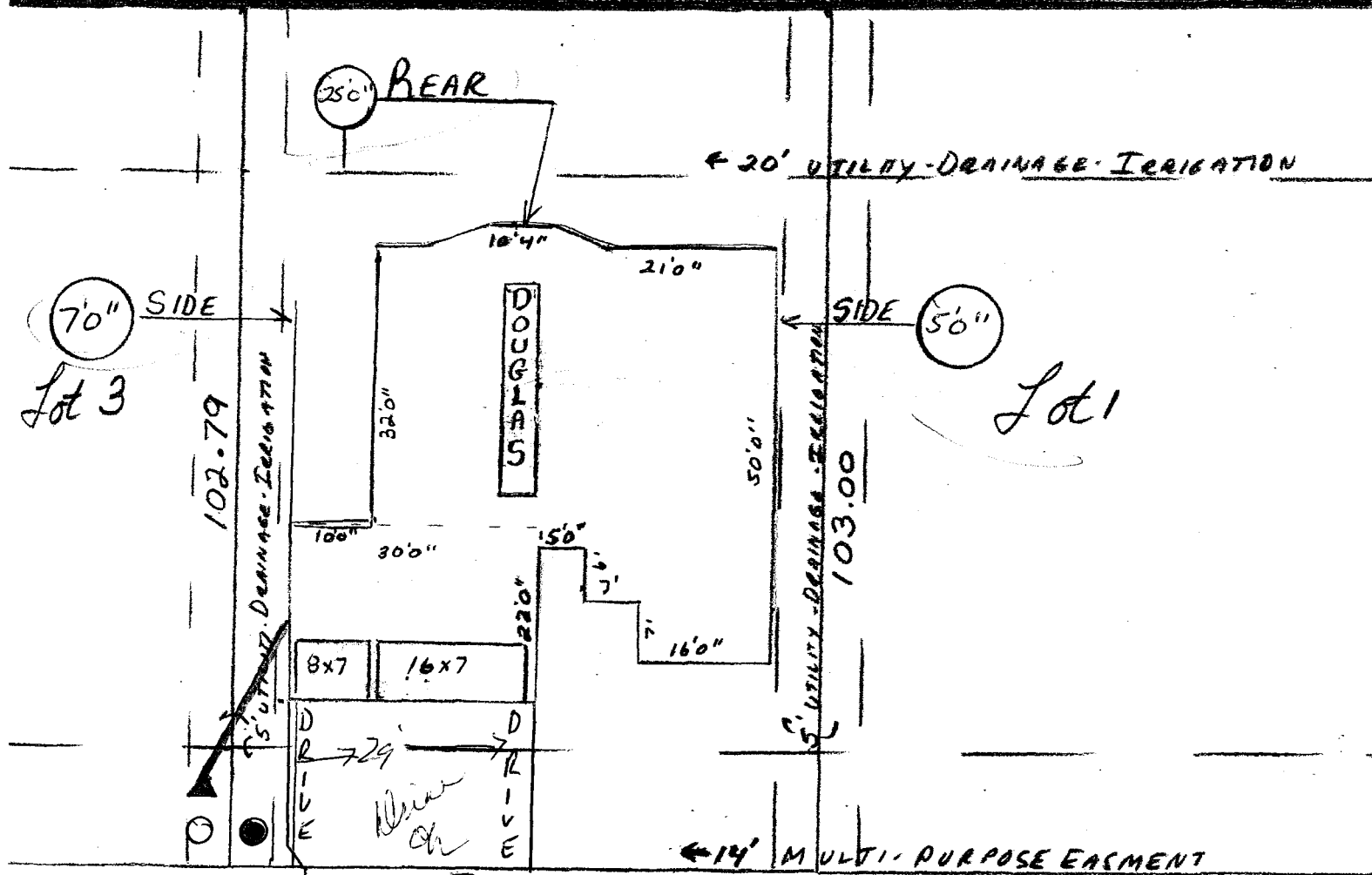
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

642 CORTNEY - LOT 2 - BLOCK 2 - FORREST ESTATES - FILING II

SITE - PLOT PLAN - DOUGLAS - - SCALE 20

← N.

70.00



70.00
20'0" FRONT

CORTNEY WAY
642 1

Carolyn M. Huslig 2-28-07
Carolyn M. Huslig Date

Buyer

David W. Huslig 2-28-07
David w. Huslig Date

Buyer

[Signature] 2-28-07
Sneddon Construction, Inc. Date
Seller/Builder

W. Judith A. Posa
I HAVE REVIEWED THIS PLOT PLAN AND TRACKS AND FOUND IT TO BE CORRECT AND IDENTIFY EASEMENTS AND PROPERTY LINES

PREPARED BY: SNEDDON CONSTRUCTION INCORPORATED