

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

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

BLDG PERMIT NO. _____

Building Address 644 COURTNEY WAY
 Parcel No. 2943-053-77-045 (MOTHER)
 Subdivision FORREST ESTATES
 Filing II Block 2 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1925A
 Sq. Ft. of Lot / Parcel 7188A
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3300A
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name SPEEDON CONSTRUCTION INC.
 Address 2452 HOMERANCH 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

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 <u>✓</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>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).

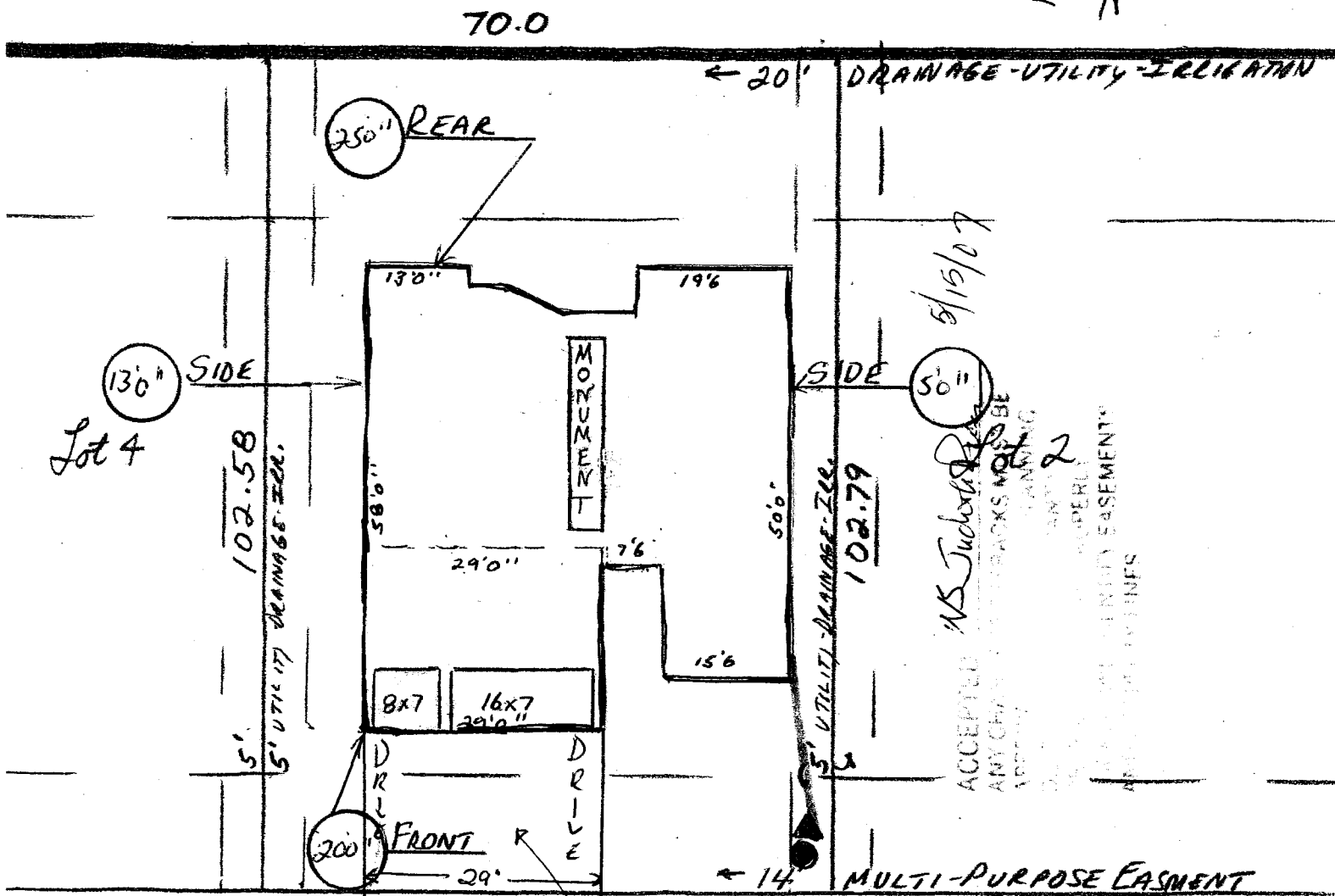
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 3-27-07
 Department Approval [Signature] Date 5-15-07

Additional water and/or sewer tap fee(s) are required: YES <u>✓</u> NO _____	W/O No. <u>paid @ CIV</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/15/07</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)

644 COURTNEY WAY LOT-3 - BLOCK 2 - FOREST ESTATES - FILING II
 SITE - PLOT PLAN - MONUMENT - - SCALE 20



Lot 4
 130" SIDE

5/15/07

50" SIDE

ACCEPTED AS JUDICIAL SALE PROPERTY
 ANY CHANGES TO THIS PLOT PLAN SHALL BE
 APPROVED BY THE COUNTY ENGINEER
 AND THE COUNTY ENGINEER'S OFFICE

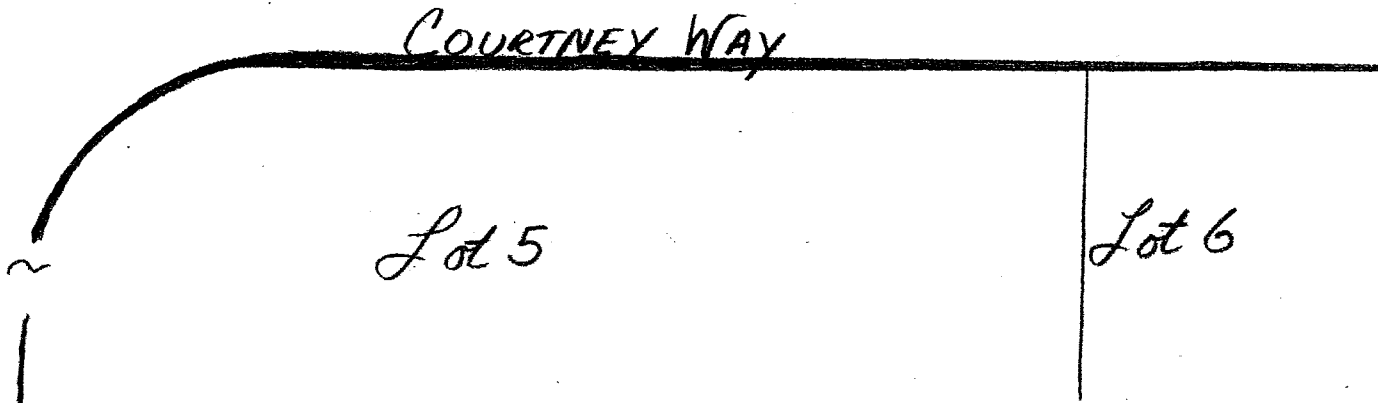
Duane A Johnson 70.0
 DUANE A. JOHNSON 3/15/07
 BUYER DATE

DUANE OK
 SAR 4/24/07

[Signature]

SNEDDON CONSTRUCTION, INC. DATE
 SELLER/BUILDER

Beverly J Johnson 3/15/07
 BEVERLY J. JOHNSON 3/15/07
 BUYER DATE



PREPARED BY: SNEDDON CONSTRUCTION INCORPORATED