

|        |                   |
|--------|-------------------|
| FEE \$ | 10 <sup>-</sup>   |
| TCP \$ | 1589 <sup>-</sup> |
| SIF \$ | 460 <sup>-</sup>  |

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

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

Building Address 646 COLTNEY WAY No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-053-77-045 (MOTHER) Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1806  
 Subdivision FORREST ESTATES Sq. Ft. of Lot / Parcel 7165 A  
 Filing II Block 2 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3300R  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name SNEEDON CONSTRUCTION INC.  
 Address 2450 HOME RANCH CT.  
 City / State / Zip G.T.C.O 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.**

| 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 _____<br>(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 5-14-07  
 Department Approval [Signature] Date \_\_\_\_\_

|   |
|---|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>[Signature]</u> |
| Utility Accounting <u>[Signature]</u> Date <u>6/15/07</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)

