

FEZ \$ 10⁰⁰
 TCP \$ 1589⁰⁰
 SIF \$ 460⁰⁰

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

BLDG PERMIT NO. _____

Building Address 2932 JOAN WAY
 Parcel No. (NOTED) 2943-053-77-045
 Subdivision FORREST ESTATES
 Filing TL Block 4 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1925A
 Sq. Ft. of Lot / Parcel 7210A (70x103)
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3300A
 Height of Proposed Structure 20'0"

OWNER INFORMATION:

Name MAX SNEDDON
 Address 895 24 1/2 ROAD
 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 SNEDDON CONSTRUCTION INC.
 Address 2452 HOME RANCH CT.
 City / State / Zip G. J / CO / 81505
 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 HOME.

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>60⁹⁰</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 <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 Judith A. Fox Date 1/9/07
 Department Approval WS Judith A. Fox Date 3/9/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. paid @ <u>CFR.</u>
Utility Accounting <u>Kate Cuskey</u>	Date <u>3/9/07</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)

