

FEE \$	10 ⁻
TCP \$	1589 ⁻
SIF \$	440 ⁻

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

BLDG PERMIT NO. _____

Building Address 2934 JOAN WAY
 Parcel No. 2943-053-77-045-(MOTHER)
2943-053-88-007
 Subdivision FOREST ESTATES
 Filing II Block 4 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1890
 Sq. Ft. of Lot / Parcel 7210
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3300
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name SMEEDON CONSTRUCTION INC.
 Address 2450 HOME RANCH 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: _____

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 7/10/07
 Department Approval [Signature] Date 7/27/07

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>91K Jap 3/39</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/27/07</u>

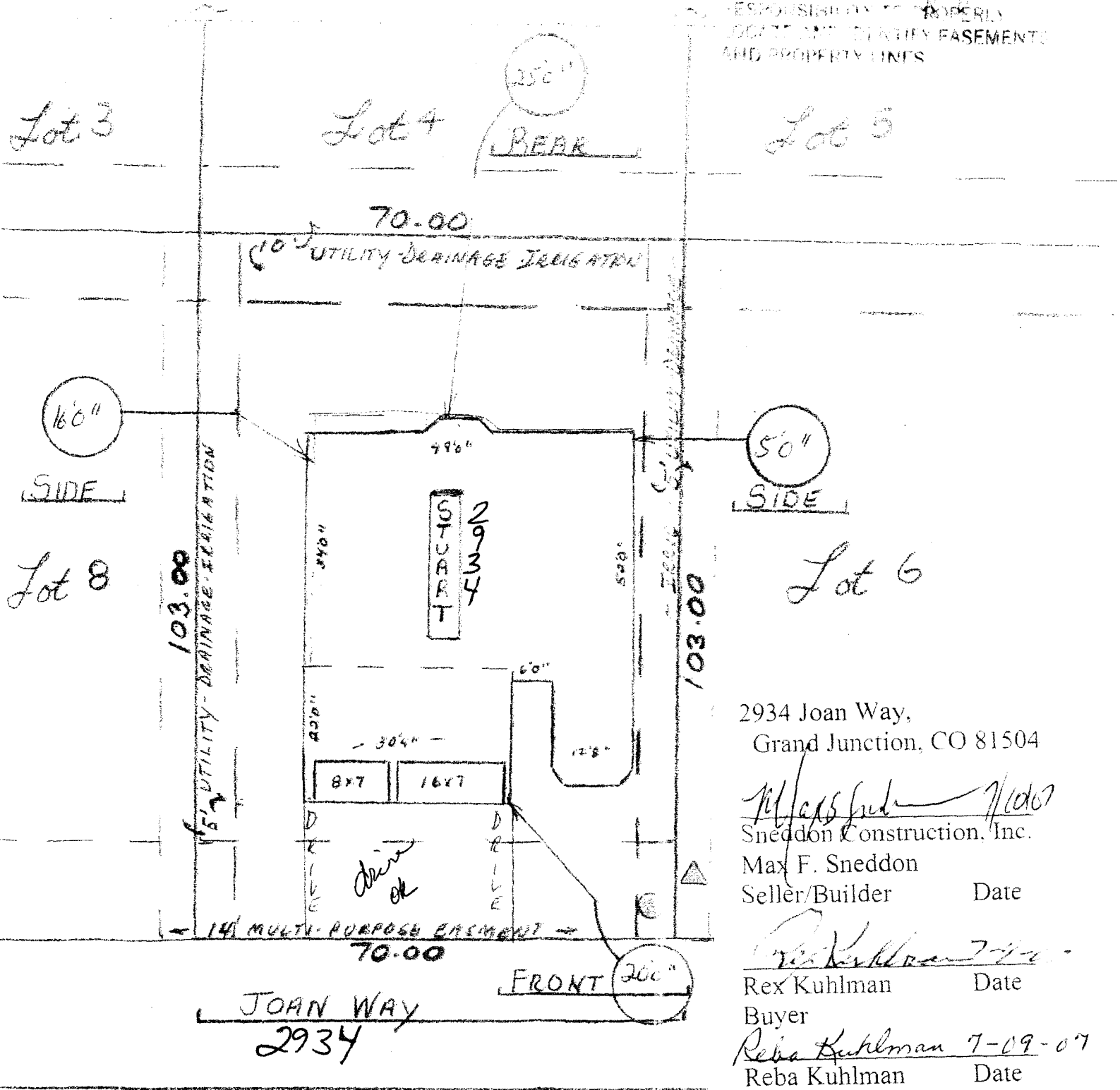
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2934 JOAN WAY

SITE / PLOT PLAN - STUART PLAN

Scale: AS 7/27/07

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



2934 Joan Way,
Grand Junction, CO 81504

Max F. Sneddon 7/27/07
Sneddon Construction, Inc.
Max F. Sneddon
Seller/Builder Date

Reba Kuhlman 7-09-07
Reba Kuhlman
Buyer Date
Reba Kuhlman 7-09-07
Reba Kuhlman
Buyer Date

PREPARED BY: SNEDDON CONSTRUCTION INCORPORATED