

FEE \$	10-
TCP \$	1589-
SIF \$	460-

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

BLDG PERMIT NO. _____

Building Address 643 ZOE LANE
 Parcel No. 2943-053-89-006
 Subdivision FORREST ESTATES
 Filing 2 Block 3 Lot 6

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2452
 Sq. Ft. of Lot / Parcel 6895
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200
 Height of Proposed Structure 30'

OWNER INFORMATION:

Name JKS BUILDERS INC
 Address 3157 MADIE CT
 City / State / Zip CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name _____
 Address Same
 City / State / Zip _____
 Telephone 260-0546

***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 <u>X</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>PO</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 Jim Jensen Date 12-12-07

Department Approval D Paul Hornbeck Date 12/26/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20826</u>
Utility Accounting <u>Chris Anderson</u>	Date <u>12/26/07</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)

West

ACCEPTED *PD Paul Hambrecht*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

65'

643 ZOE
PID Esmnt

25 utility + irrigation

96'

2943-053-49-006

5' SETBACK & UTILITY + DRAINAGE ESMNT

50'

N →

5

106'

11'
S. BACK

5' SETBACK UTILITY + DRAINAGE ESMNT

49'

30'
Setback

DRIVEWAY
29' wide

14' MULT PURPOSE Esmnt

DRIVE OK

JRS Builders

260-0546