

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

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

BLDG PERMIT NO. _____

Building Address 632 Cortney Way
 Parcel No. 2943-053-87-005
 Subdivision Forrest Estates
 Filing II Block A Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1926
 Sq. Ft. of Lot / Parcel 12,646
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3300A
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Max F. Sneddon
 Address 2452 Home Ranch
 City / State / Zip GT 10 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Sneddon Construction
 Address _____
 City / State / Zip _____
 Telephone 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 R-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5 from PL Rear 25 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions _____
 Voting District D Driveway Location Approval PO
 (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 4-24-08
 Department Approval [Signature] Date 4/28/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20995</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/28/08</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)

632 CORTNEY WAY - LOT (5) - BLOCK 1 - FORREST ESTATES II -

SITE/PLOT PLAN - MESA MODEL / 3 CAR - SCALE - 20 - SNEDDON CONSTRUCTION

2443-053-88 005

Lot 6 - Block 1



ACCEPTED PH *[Signature]* 4/28/08
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.

CORTNEY WAY ↑

14" MULTI-PURPOSE EASEMENT

82.38
UTILITY - IRRIGATION - DRAINAGE EASEMENT

FRONT 40'0"

SIDE 21'0"

SIDE 17'0"

3 CAR GARAGE

HOUSE

REAR 40'0"

5' UTILITY - DRAINAGE - IRRIGATION EASEMENT

20' PID / 20' IRRIGATION EASEMENT - 20'

10' UTILITY - DRAINAGE - IRRIGATION

86.05

Lot 4 - Block 1

138.00

