

FEE \$	10. ⁰⁰
TCP \$	2554. ⁰⁰
SIF \$	460. ⁰⁰

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 664 MUIRFIELD DRIVE No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-052-00-070 ⁹⁵⁻⁰¹⁸ Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1926
 Subdivision WALNUT ESTATES Sq. Ft. of Lot / Parcel 9453
 Filing 1 Block 1 Lot 18 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3300 ^{34%}
 Height of Proposed Structure 20'0"

OWNER INFORMATION:

Name SNEDDON CONSTRUCTION
 Address 2452 HOME RANCH CT.
 City / State / Zip G.J. C.O. 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 2452 HOME RANCH CT.
 City / State / Zip G.J. C.O 81505
 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 PLANNING STAFF

ZONE R-5 Maximum coverage of lot by structures 100%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 25' from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District D Driveway Location Approval PD Special Conditions _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 9/8/09
 Planning Approval PD [Signature] Date 9/24/09

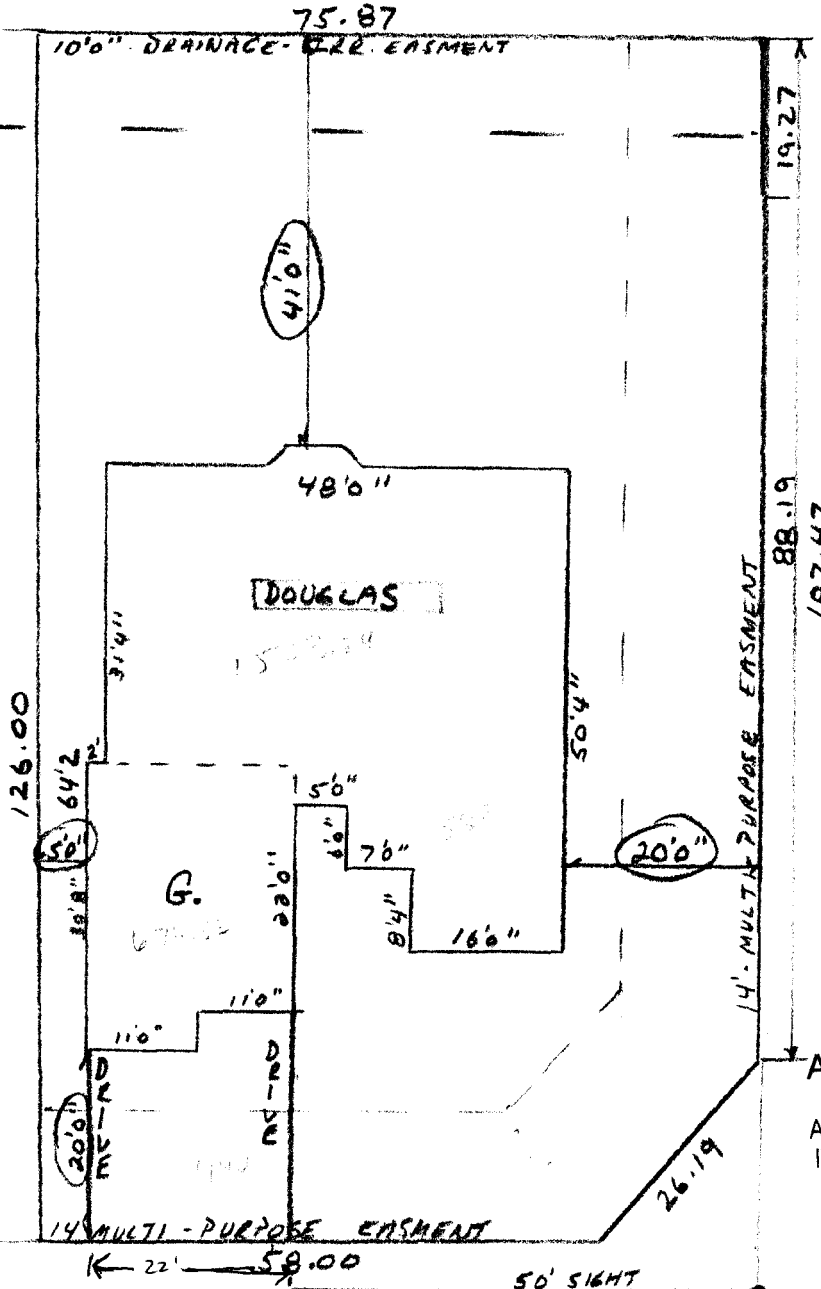
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21528</u>
Utility Accounting	<u>[Signature]</u>		Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

664 MUIRFIELD DRIVE - LOT 18 - BLCK 1 - FILING 1 - WALNUT ESTATES
 SITE - PLOT PLAN - DOUGLAS MODEL - SCALE - 20



Lot 17



3206-56

BRODICK WAY

ACCEPTED *RD*
 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.

MUIRFIELD DRIVE

SETBACKS
FRONT - 20'0"
REAR - 41'0"
LEFT SIDE - 5'0"
RIGHT SIDE - 20'0"

Driveway OK
 Pat 9/23/09