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|--------|--------------------|
| 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 677 MUIKFIELD DRIVE
 Parcel No. 2943-052-95-007
 Subdivision WALNUT ESTATES
 Filing 1 Block 1 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1806
 Sq. Ft. of Lot / Parcel 7,812
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3200
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name SNEDDON CONSTRUCTION INC
 Address 2452 HOME RANCH CT.
 City / State / Zip GJ / 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 GJ / CO / 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 <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 | Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | |
| Maximum Height of Structure(s) <u>35'</u> | Parking Requirement <u>2</u> | | |
| Voting District <u>D</u> | Driveway Location Approval <u>PD</u> ✓ (Engineer's Initials) | Special Conditions _____ | |

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.

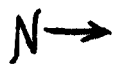
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10-19-09
 Planning Approval [Signature] Date 10/23/09

| | | |
|--------------------------------------------------------|---------------------------------------------------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>21560</u> |
| Utility Accounting <u>Marshall Cole</u> | Date <u>11/12/09</u> | |

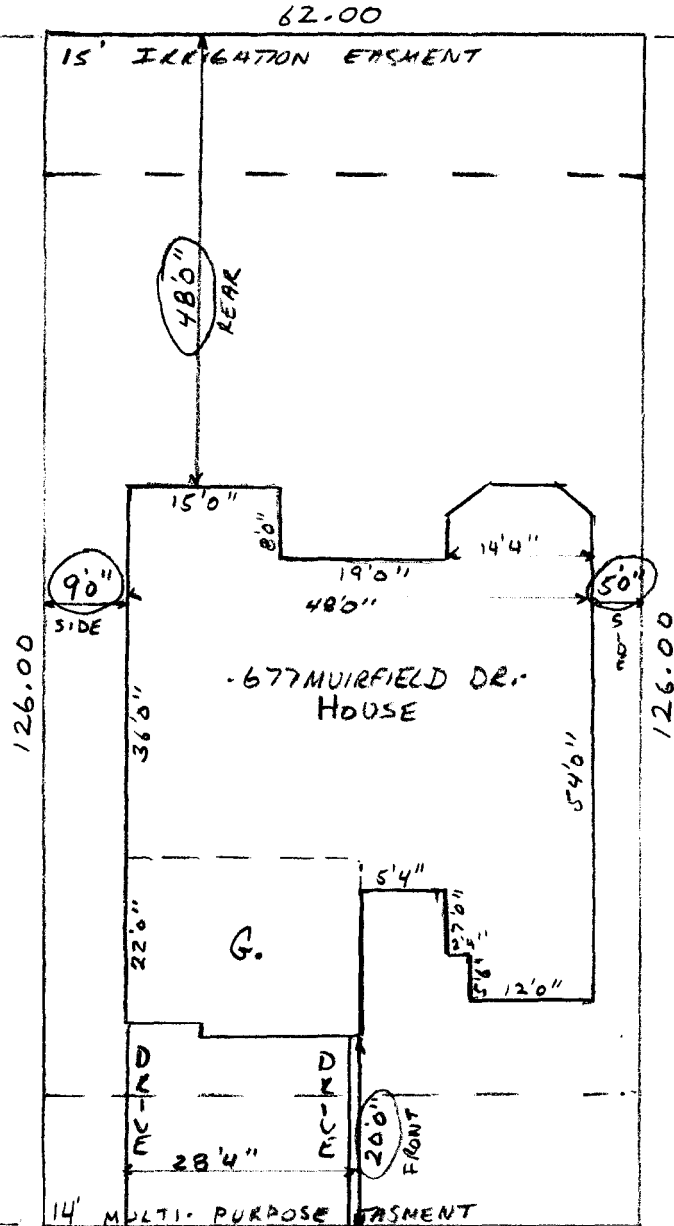
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

677 MUIRFIELD DRIVE - LOT 7 - BLOCK 1 - FILING 1 - WALNUT ESTATES SUBD.
 SITE - PLOT PLAN - MESA MODEL - SCALE - 20 - PREPARED BY: SNEEDON CONST.



Lot 6

Lot 8



ACCEPTED PD
 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.

62.00
 Driveway OK
 Pat 10/22/09

MUIRFIELD DRIVE