

|        |                    |
|--------|--------------------|
| FEE \$ | 10 <sup>00</sup>   |
| TCP \$ | 2554 <sup>00</sup> |
| SIF \$ | 460 <sup>00</sup>  |

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 678 MUIRFIELD DR  
 Parcel No. 2943-052-95-011  
 Subdivision WALNUT ESTATES  
 Filing 1 Block 1 Lot 11

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1890A  
 Sq. Ft. of Lot / Parcel 7686A 42%  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3300A  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name SNEDDON CONSTRUCTION  
 Address 2452 HOME RANCH CT.  
 City / State / Zip CO / 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  
 Address 2452 HOME RANCH CT  
 City / State / Zip CO / CO / 81505  
 Telephone 215-4436 ← FAX? 201-9098

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**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.**

|   |  |                          |  |
|---|--|--------------------------|--|
| <b>THIS SECTION TO BE COMPLETED BY PLANNING STAFF</b> |  |                          |  |
| ZONE <u>R-5</u>                                       | Maximum coverage of lot by structures <u>6090</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          | Floodplain Certificate Required: YES _____ NO <u>X</u>                       |                          |  |
| Maximum Height of Structure(s) <u>35'</u>             | Parking Requirement <u>2</u>   |                          |  |
| Voting District <u>D</u>                              | Driveway Location Approval <u>PP</u><br><small>(Engineer's Initials)</small> | 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).

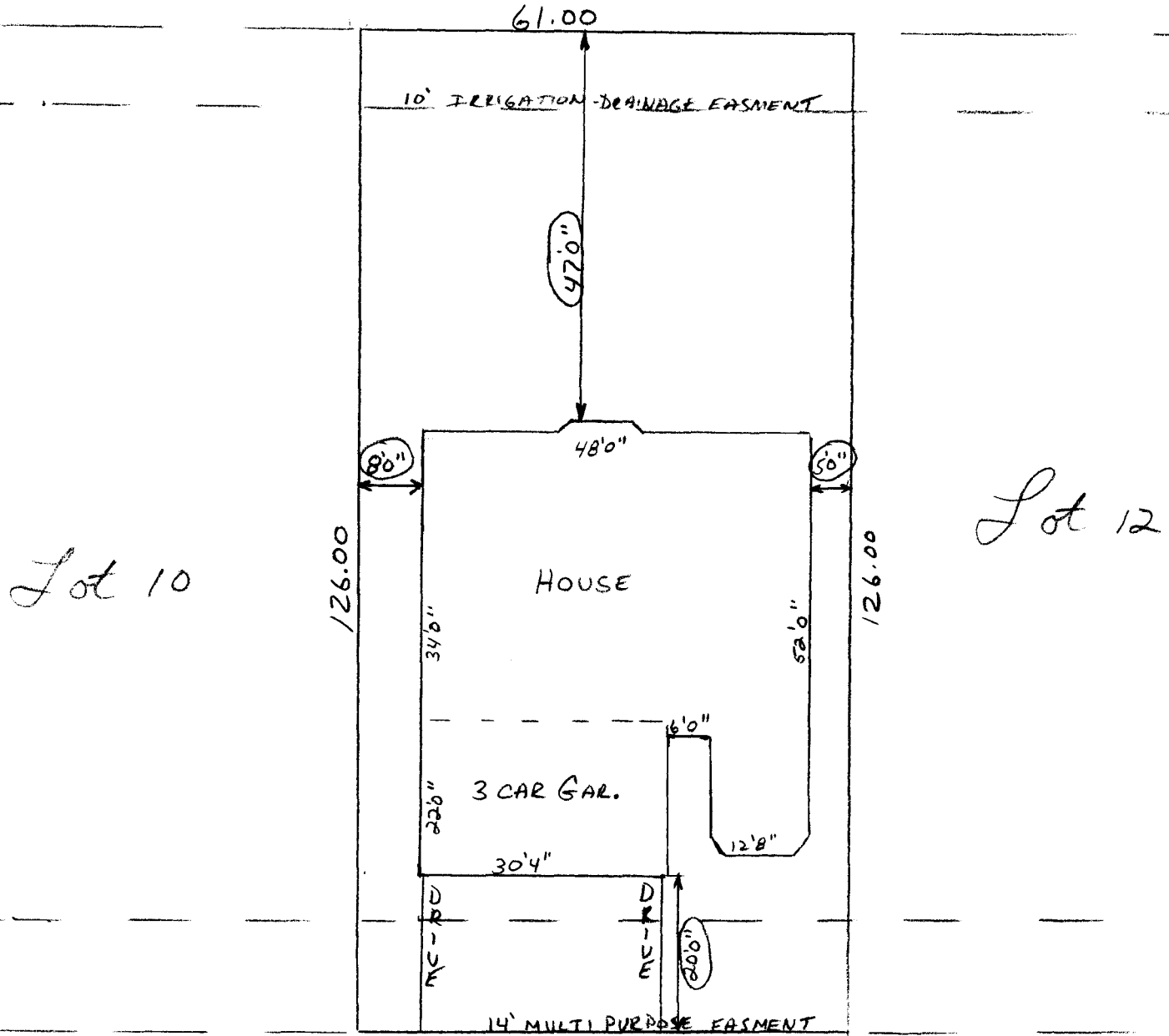
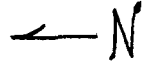
Applicant Signature [Signature] Date 2/11/10  
 Planning Approval PP [Signature] Date 2/3/10

|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>21609</u> |
| Utility Accounting <u>2 Re</u>                         | Date <u>2/8/10</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)

678 MUIRFIELD DRIVE - LOT 11 - BLOCK 1 - FILING 1 - WALNUT ESTATES  
SITE - PLOT PLAN - STUART MODEL - 1890 - 20 SCALE

PREPARED BY: SNEDDON CONSTRUCTION INC.



61.00  
Drive way OK  
Pat 2/2/10

MUIRFIELD DRIVE

ACCEPTED PD *L. H. Ryals*  
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.