

FEE \$ 10.00  
 TCP \$ 1500.00  
 SIF \$ 292.00

**PLANNING CLEARANCE**

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

(Single Family Residential and Accessory Structures)

Community Development Department

①

1802.00  
 Building Address 2903 BRODICK WAY  
 Parcel No. MOTHEL 2943-052-00-077  
 Subdivision FORREST GLEN SUBDIVISION  
 Filing 1 Block 1 Lot 18

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2444  
 Sq. Ft. of Lot / Parcel 6510 HOUSE/PAK  
1806/638  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3285

**OWNER INFORMATION:**

Name MAX SNEEDON  
 Address 895 24 1/2 RD  
 City / State / Zip GJT CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name SNEEDON CONSTRUCTION INC  
 Address 2452 HOME LANCH COURT  
 City / State / Zip GJT 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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RMF-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 UN  
 (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 11/15/04  
 Department Approval [Signature] Date 12/15/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17278</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/15/04</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)

2903 BRODICK WAY - LOT 18, BLOCK 1, FORREST GLEN SUBDIVISION

PLOT PLAN - 20 SCALE

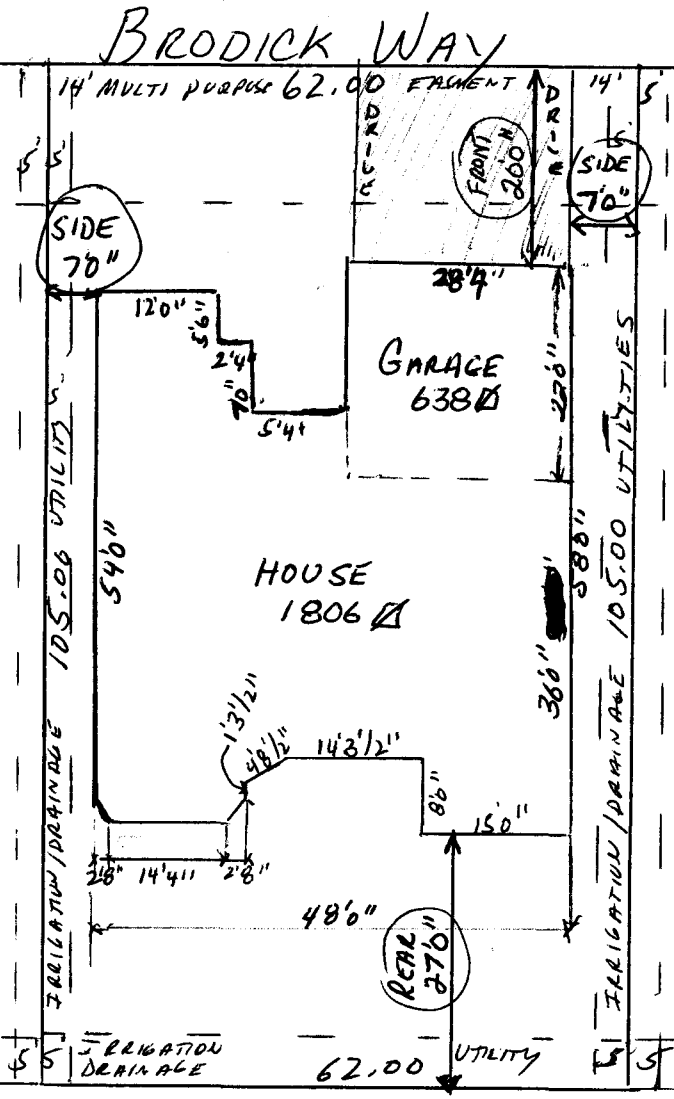
EXISTING & PROPOSED
HOUSE / GAR - 2444 sq ft
DRIVEWAY - 580 sq ft
WALKS / PATIOS - 261 sq ft
TOTAL - 3285 sq ft

PREPARED BY: SNEDDON CONSTRUCTION INC.



19

17



ACCEPTED *B Paulson* 12/15/04  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

drive on  
 on  
 11/29/04

SETBACKS
FRONT - 20'0"
REAR - 27'0"
SIDES - 7'0"