

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

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

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

Building Address 2905 BRODICK WAY No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. MOTHER PARCEL # 2943-052-00-077 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 19284  
 Subdivision FORREST GLEN Sq. Ft. of Lot / Parcel 6510  
 Filing 1 Block 1 Lot 17 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name MAX SNEDDON  
 Address 895 24 1/2 RD.  
 City / State / Zip G.T.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 INC  
 Address 2452 HOMERANCH CT  
 City / State / Zip GRAND JUNCTION CO 81505  
 Telephone 970-201-9098

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: RANCH STYLE 20' HIGH  
MAXIMUM

**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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'/3'</u> from PL Rear <u>25'/5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>D</u>	Driveway Location Approval <u>[Signature]</u> (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 10-1-04  
 Department Approval [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PLCGVSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-01-04</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)

# 2905 BRODICK WAY PLOT PLAN - LOT (17) Backfill

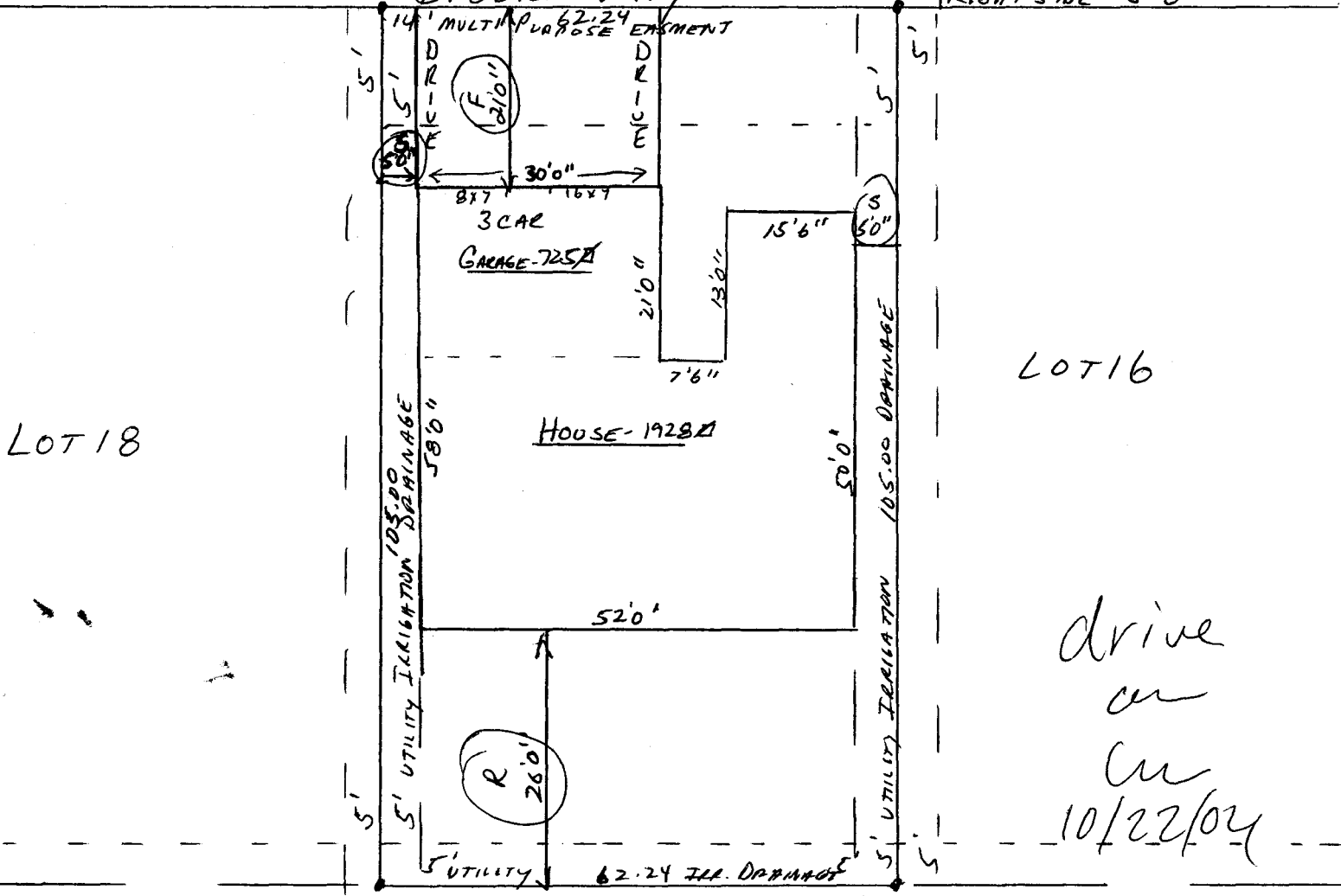
SNEDDON CONSTRUCTION INCORPORATED

SCALE - 20
HOUSE SQ FT - 1928 sq ft
GARAGE - 725 sq ft
DRIVENWAY / FRONT & SIDE WALKS - 802 sq ft
REAR PATIO - 100 sq ft
TOTAL EXISTING / PROPOSED - 3555 sq ft

N ↑

SETBACKS
FRONT - 21'0"
REAR - 26'0"
LEFT SIDE - 5'0"
RIGHT SIDE - 5'0"

BRODICK Way



LOT 16

drive  
on  
on  
10/22/04

LOT 15  
ACCEPTED KKA 11/1/04  
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.