

FEE \$ 10.00
 TCP \$ 500.00
 SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2906 Brodick Way No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-052-00-077 (parent parcel) Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1804
 Subdivision FORREST GLEN Sq. Ft. of Lot / Parcel 7017.16
 Filing 1 Block _____ Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2762

OWNER INFORMATION:

Name PHILIP AND DONNA STROUSE
 Address 642 COUNTRY LANE COURT
 City / State / Zip GRAND JCT, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name JIM WEST BULLNER
 Address 759 HORIZON DRIVE SUITE E
 City / State / Zip GRAND JCT, CO 81506
 Telephone 242-4310

***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 DEVELOPEMENT DEPARTMENT STAFF

ZONE RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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 me
 (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 9/17/04
 Department Approval N/A [Signature] Date 9/17/04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12609
 Utility Accounting [Signature] Date 9-17-04

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)

N

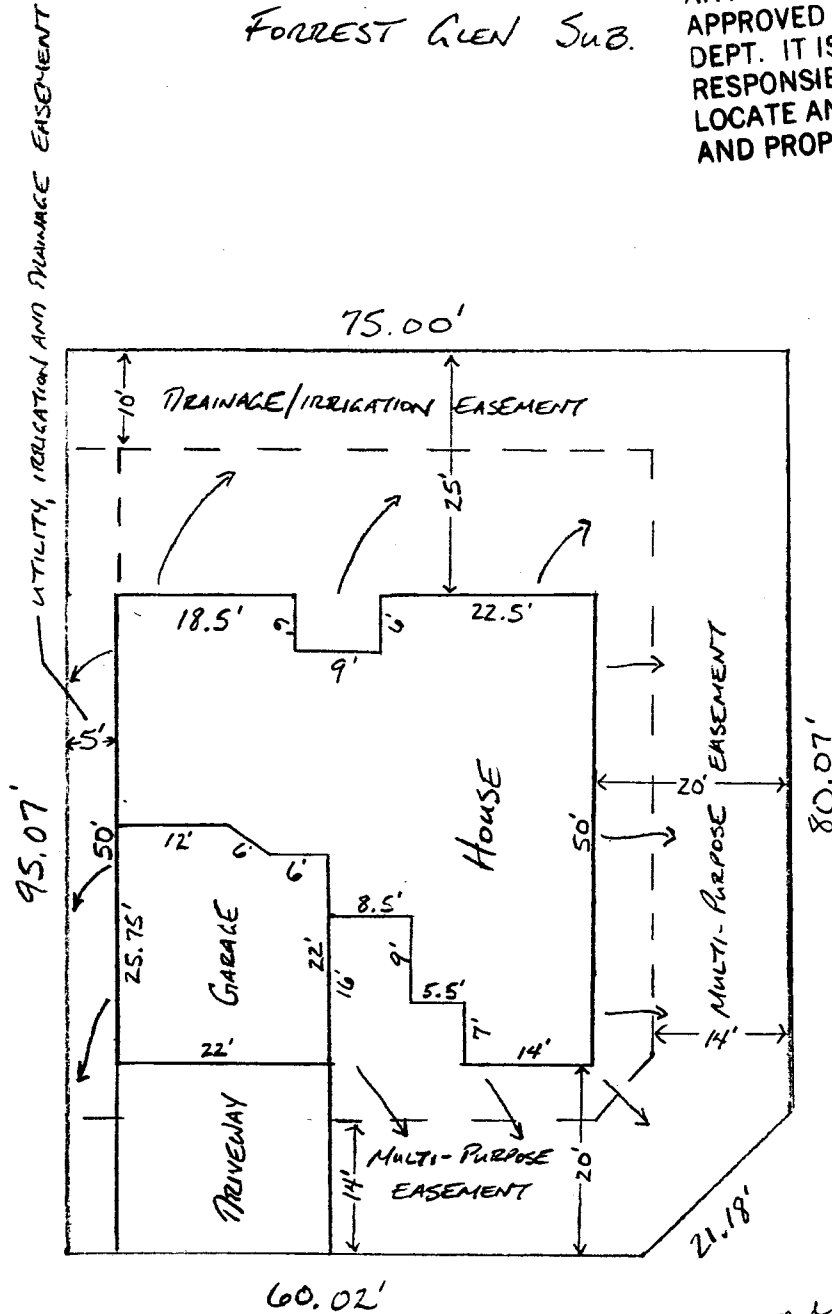
LOT 4

FORREST GLEN SUB.

ACCEPTED C. J. Faye Hall 9/17/04
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.

SITE PLAN

SCALE: 1" = 20'



Mc CALDON WAY

BRODICK WAY

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8/24/04