

FEE \$	10.00
TCP \$	1,500.
SIF \$	292.00

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

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

Building Address 2909 BRONICK WAY No. of Existing Bldgs 0 No. Proposed 1  
2943-052-00-071 (parent parcel)  
 Parcel No. NONE - USE LEGAL DESCRIPTION Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2057  
 Subdivision FORREST CLEN Sq. Ft. of Lot / Parcel 7911.70  
 Filing 1 Block \_\_\_\_\_ Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2977

**OWNER INFORMATION:**

Name JOHN AND DANITA DEVINNY  
 Address 3065 CANYON LAND DRIVE  
 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 BULLER  
 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.**

<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'</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	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>D</u> Driveway Location Approval <u>CU</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 8/11/04  
 Department Approval NA C. Faye Hall Date 9/17/04

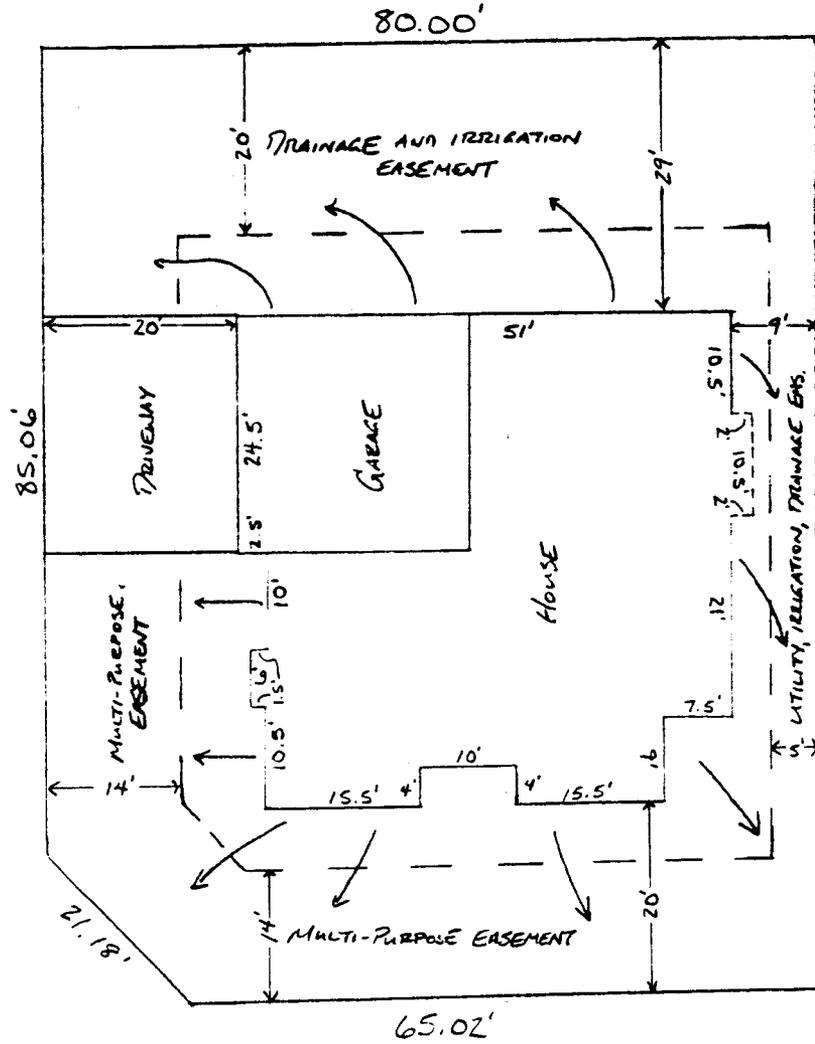
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>17608</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-17-04</u>		

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)

SITE PLAN

SCALE: 1" = 20'

BRONICK WAY



ACCEPTED *al-7by*  
*C. Fay Hall*  
 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.

LOT 6  
 FORREST GLEN SUB.

McCALLON WAY

cu  
 cu  
 8/11/04