

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 2900 Brodick Way
Parcel No. 2943-052-76-001
Subdivision Forest Glen
Filing 1 Block _____ Lot 10

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel 2,900 SF
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4,252 SF
Height of Proposed Structure _____

OWNER INFORMATION:

Name Grace Homes
Address 7860 Valley Ct.
City / State / Zip Grand Junction Co. 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Grace Homes
Address _____
City / State / Zip _____
Telephone _____

***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 <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 <input checked="" type="checkbox"/> 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 _____ (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 Monica Duta Date _____
Department Approval BPC Jaye Hall Date 2/7/05

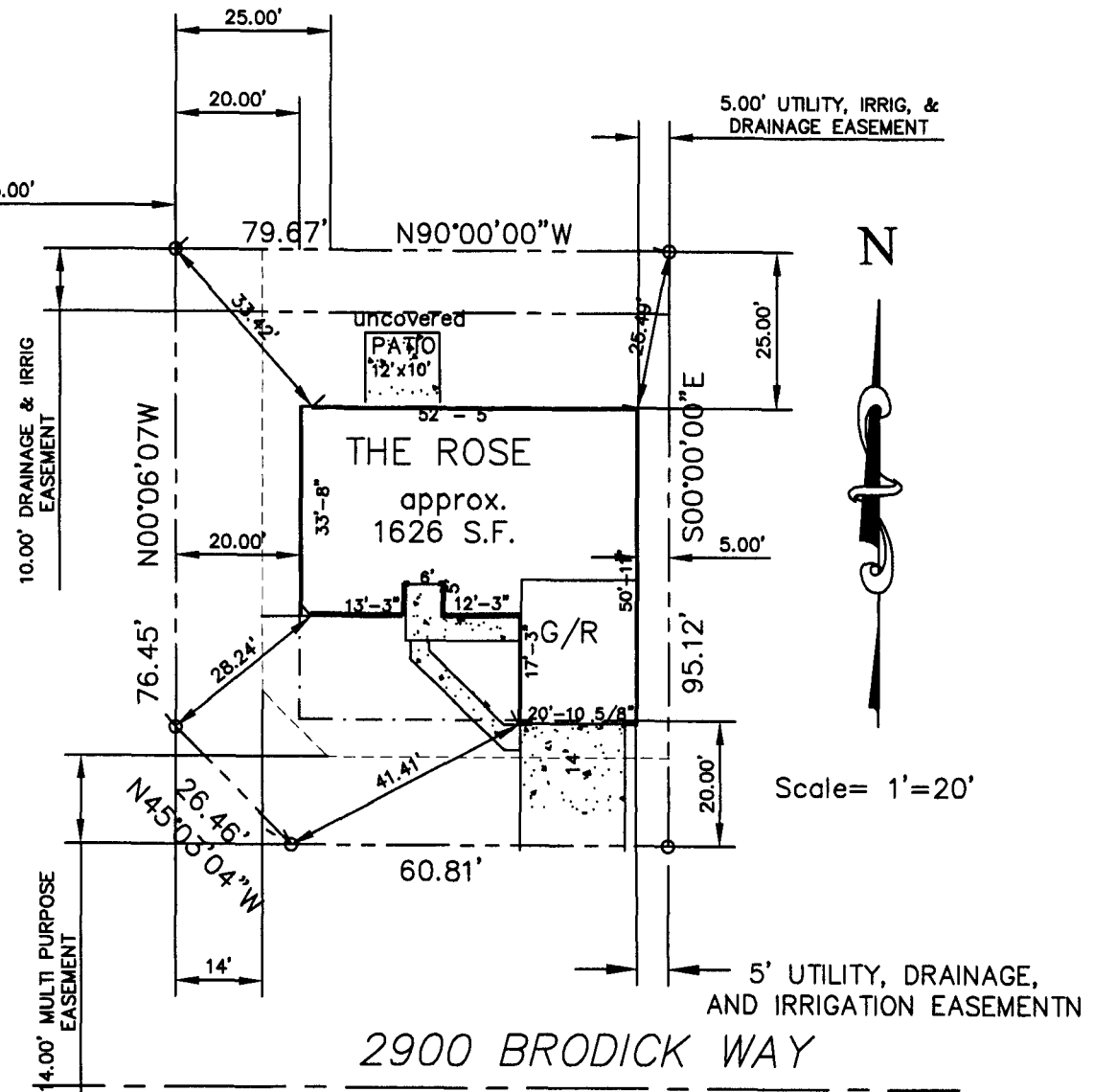
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>17894</u>
Utility Accounting <u>C. Bousley</u>	Date <u>2/7/05</u>

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)

ACCEPTED *2/17/05*
Clay 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.

50-22-1
Forrest Glen
2/27/05

29 ROAD



Scale = 1' = 20'

GROSS SQ FT = 1,626 SF
 IMPERVIOUS SQ FT = 4,252 SF
 LOT 1 PARCEL = 2,900 SF

FORREST GLEN SUBDIVISION
 2900 BRODICK WAY
 Lot 1 16-NOV-04
 7-JAN-05
 26-JAN-05