

|        |         |
|--------|---------|
| 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 2901 Bradick Way  
 Parcel No. 2943-052-76-019  
 Subdivision Forest Glen  
 Filing 1 Block \_\_\_\_\_ Lot 19

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 6,910 SF  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4,200 SF  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Grace Homes  
 Address 786 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 <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 _____<br>(Engineer's Initials) | <b>FEB 07 2005</b>                                   |

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 Ruto Date 1/20/05  
 Department Approval BPL Jany Hall Date 1/27/05

|  |                      |
|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>17893</u> |
| Utility Accounting <u>(Bensley)</u>  | Date <u>2/7/05</u>   |

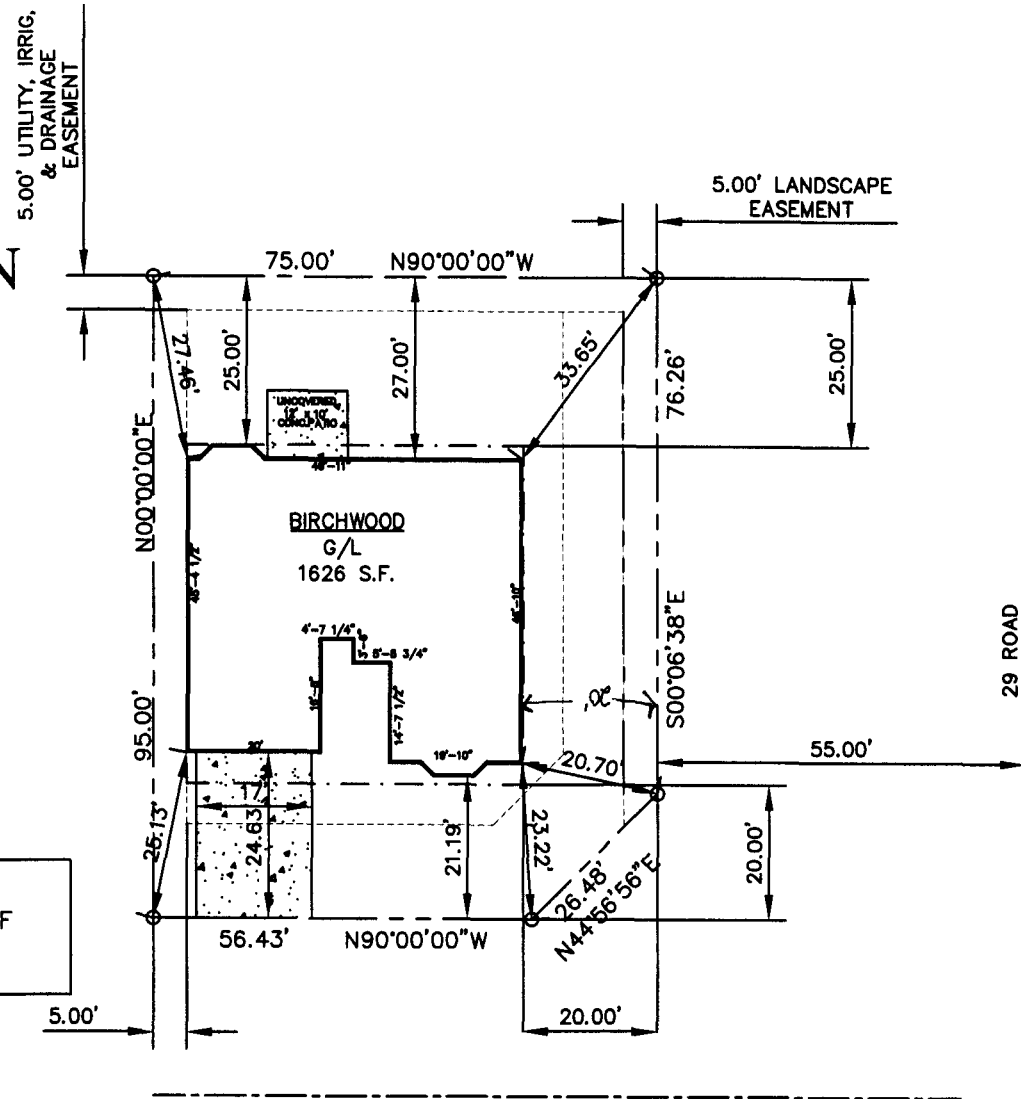
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

*Done OK  
Paul Brown  
1-27-05*



Scale: 1' = 20'

GROSS SQ FT = 1626 SF  
 IMPERVIOUS SQ FT = 4,206 SF  
 LOT 19 = 6,910 SF



2901 BRODICK WAY

FORREST GLEN ESTATES SUBDIVISION

Lot 19            1-DEC-04  
 REV'D            2-DEC-04  
 REV'D            7-JAN-05  
 REV'D            26-JAN-05

ACCEPTED *C. J. Hall* 2/7/05  
 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.