

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 72222



Your Bridge to a Better Community

BLDG ADDRESS 445 ATHENS WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 2200

TAX SCHEDULE NO. 2945 183 00 002 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION RENAISSANCE IN THE REDLANDS TOTAL SQ. FT. OF EXISTING & PROPOSED 2,200

FILING 1 BLK 4 LOT 5 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER SANTA YADGAR NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 448 SANDIA DR GJ 81503 USE OF EXISTING BUILDINGS SINGLE FAMILY

(1) TELEPHONE 255-0472

(2) APPLICANT BRENT PRUETT DESCRIPTION OF WORK & INTENDED USE CONSTRUCTION OF SIN

(2) ADDRESS 3310 E RD. PALISADE CO TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) TELEPHONE 434-1862 Manufactured Home (HUD)
 Other (please specify) _____

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 RSF-4 Maximum coverage of lot by structures _____

SETBACKS: Front 23' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 30' from PL Parking Req'mt _____

Maximum Height 32' Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNEX# _____

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 Brent Pruett Date 9/30/99

Department Approval Bill Nahr Date 11-18-99

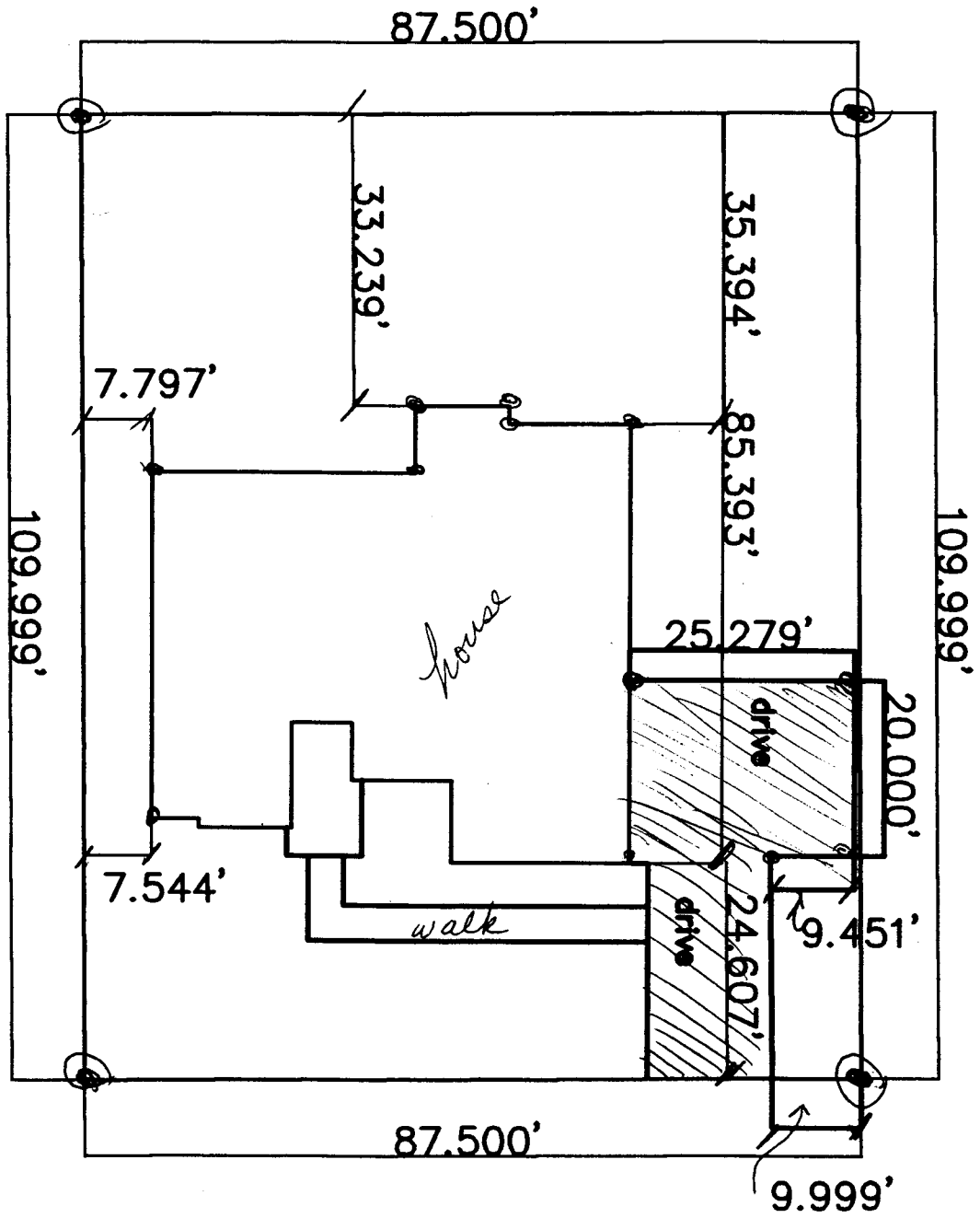
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Bill Nebel 11-19-99

10/1/99
DRIVE O.K.
Vn/m



LOT 5 BL 4
PLOT PLAN
SCALE 1"=20'



ATHENS WAY