

FEE \$	10.00
TCP \$	-
SIF \$	292.00

14



BLDG PERMIT NO. 73405

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

BLDG ADDRESS 446 Athens Way TAX SCHEDULE NO. 2945-183-08009
 SUBDIVISION The Renaissance SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2002
 FILING BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) n/a
 (1) OWNER Stephen Heinemann NO. OF DWELLING UNITS BEFORE: e AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 200 Grand Ave #314 NO. OF BLDGS ON PARCEL BEFORE: e AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 2431985 USE OF EXISTING BLDGS STN/A
 (2) APPLICANT Austin & Augusta DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 200 Grand Avenue _____
 (2) TELEPHONE 2431985 SF Residence

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) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 7' from PL Rear 30' from PL
 Maximum Height _____ CENSUS 03 TRAFFIC 1401 ANN# _____

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 Stephen Heinemann Date 12-28-99
 Department Approval Ronnie Edwards Date 12-30-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12756
 Utility Accounting Michael Cole Date 12/30/99

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)