

FEE \$	10
TCP \$	0

BLDG PERMIT NO.	72188
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SIF = 292.00 → Paid Receipt # 10639
 by Brent Pruitt #2

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2207 Rom. BLVD TAX SCHEDULE NO. 2945-183-00-062
 SUBDIVISION Renaissance SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,266
 FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER PAN Saunders NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1540 Codar ct.
 (1) TELEPHONE 256-9496 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Schafer const. USE OF EXISTING BLDGS _____
 (2) ADDRESS 478 W. CHEKAP WAY DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 434-7502 Single Family Residence

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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 24' from property line (PL)
 or 50' from center of ROW, whichever is greater
 Side 7' from PL Rear 30' from PL
 Maximum Height 32' Parking Req'mt _____
 Special Conditions _____
 CENS.T. 1401 T.ZONE 63 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Phillip Schafz Date 9-29-99

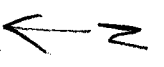
Department Approval Theresa R. Anla-King Rge Date 10/4/99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 91452

Utility Accounting VANCE Date 10/4/99

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)



20' SOW OR
5th EOP.

121.02'

35'

46'

K

56'

Revised
12/27/99 RKE

131.42'

31'

10'

RKE
James A. Peltak-King

LOT 3 BLK 1

115.76'
V.M.M.
DRIVE O.K.
10/1/99

14' PAVED DRIVE

DRIVE WAY

2207
Pondwase Blvd.

PLACEMENTS