

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	292 <sup>00</sup>

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

BLDG PERMIT NO. 74535



Your Bridge to a Better Community

BLDG ADDRESS 2201 Renaissance SQ. FT. OF PROPOSED BLDGS/ADDITION 1601  
 TAX SCHEDULE NO. 2945-183-07-001 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED 1601  
 FILING 1 BLK 1 LOT 1  
 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Brent Pruett  
 (1) ADDRESS 3310 C Rd.  
 (1) TELEPHONE 434-1802  
 (2) APPLICANT Brent Pruett  
 (2) ADDRESS 3310 C Rd.  
 (2) TELEPHONE 434-1802  
 USE OF EXISTING BUILDINGS N/A  
 DESCRIPTION OF WORK & INTENDED USE Single Family Home  
 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 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 35%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 or 45' from center of ROW, whichever is greater  
 Side 7' from PL, Rear 30'25' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 CENSUS 1401 TRAFFIC 63 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 X Brent Pruett Date 3/29/00  
 Department Approval Y/Ishe Biagon Date 4/26/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13050</u>
Utility Accounting	<u>D Overholt</u>		Date <u>4/26/00</u>

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)

Dec 13, 1999  
Zoning & Development Dept.  
April 29, 1999 was adopted

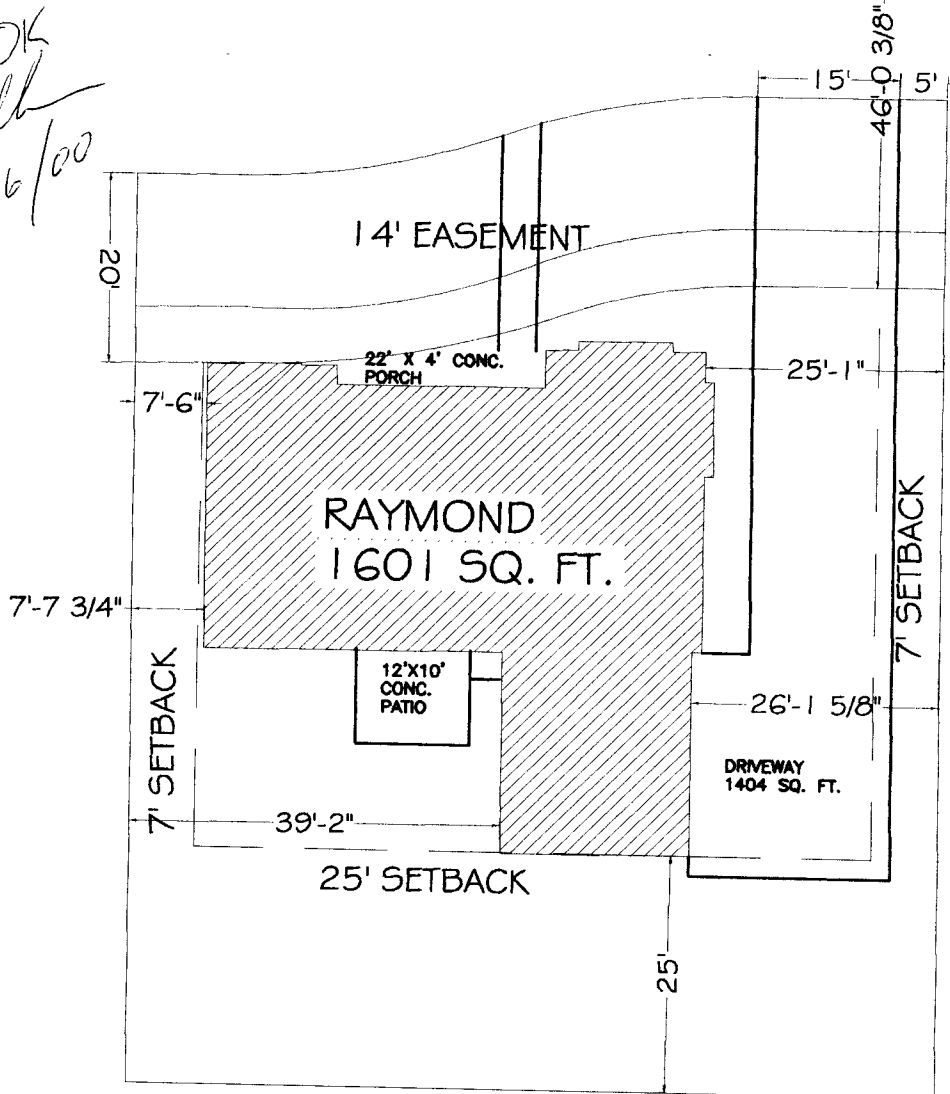
PSA  
10-10  
PSA  
4

PROPERTY  
ANY CHANGE IN THE  
APPLICABLE ZONING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

CENTER OF STREET

RENAISSANCE BLVD.

DRIVE OK  
Eric  
4/26/00



LOT 1 BLOCK 1

2201 Renaissance