

FEE \$	10.00
TCP \$	_____
SIF \$	_____

PLANNING CLEARANCE

BLDG PERMIT NO. 74520

(Single Family Residential and Accessory Structures)
Community Development Department



EX

Your Bridge to a Better Community

Renaissance Blvd
220 1/2
ENTRANCE MONUMENT(S) _____

BLDG ADDRESS _____ SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-183-00-062 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Renaissance in the Redlands TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: _____ After: 0 this Construction

(1) OWNER RENAISSANCE HOMEOWNERS ASSOCIATION NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 0 this Construction

(1) ADDRESS (PRESIDENT) 3310 C RD 1
PALISADE, CO 81526 USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 434-1862 DESCRIPTION OF WORK & INTENDED USE Build walls only
Separate sign permits required for lettering at a later date

(2) APPLICANT BRENT PRUETT TYPE OF HOME PROPOSED:
 (2) ADDRESS 3310 C RD PALISADE _____ Site Built _____ Manufactured Home (UBC) _____
CO 81526 _____ Manufactured Home (HUD) _____
 (2) TELEPHONE 434-1862 _____ 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 14' as shown on plan from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

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

Maximum Height _____ 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).

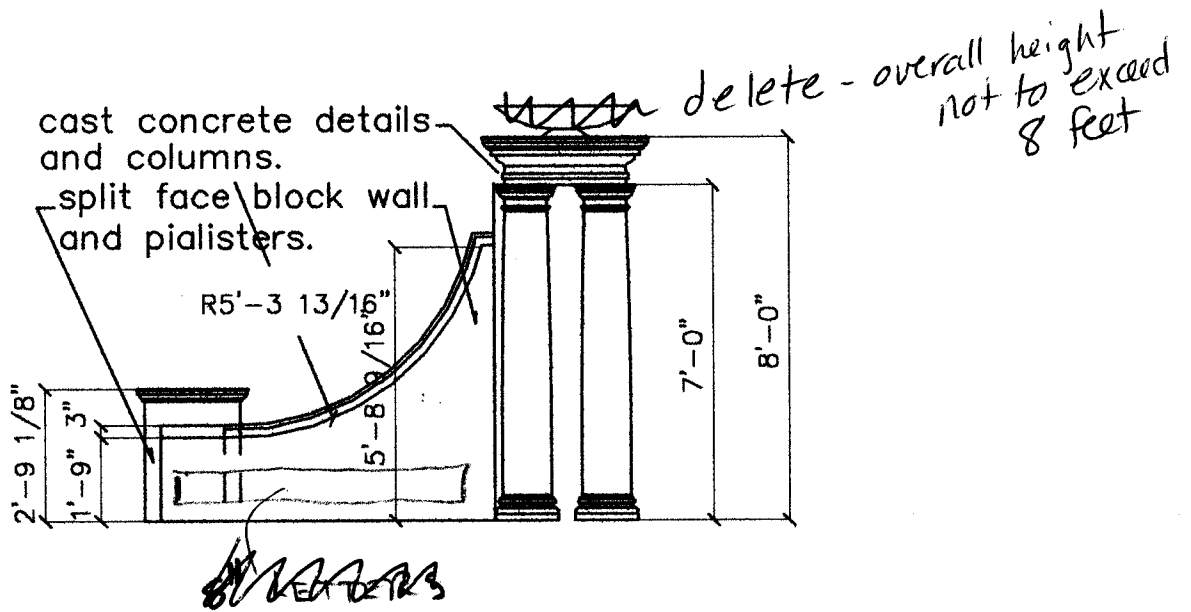
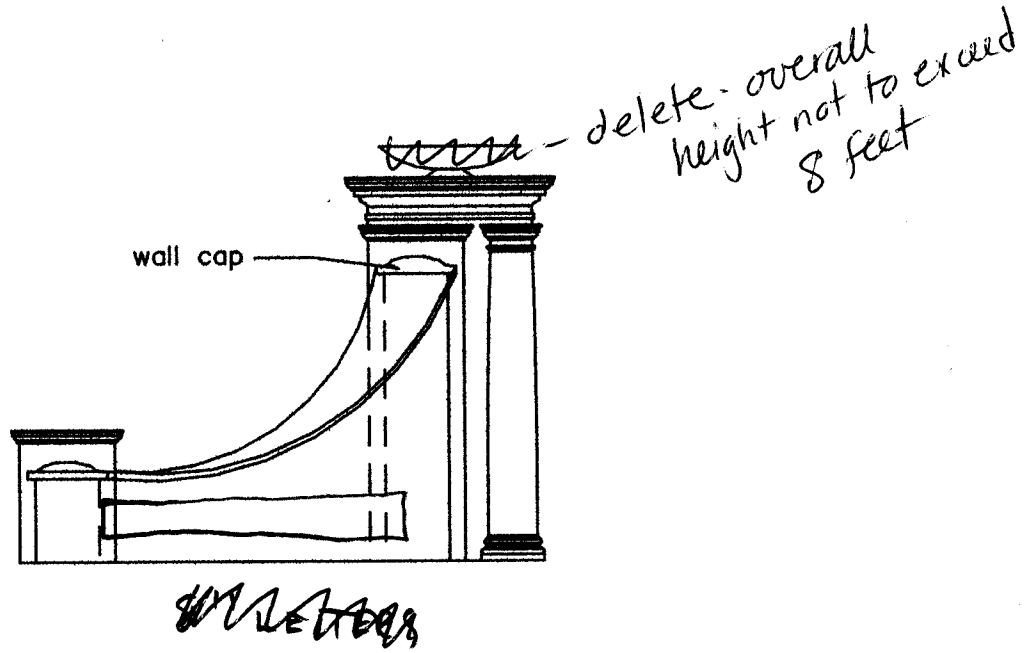
Applicant Signature Brent Pruett Date 3/26/00

Department Approval Kristen K. Caldwell Date 3/28/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No
Utility Accounting	Date <u>3/29/00</u>		

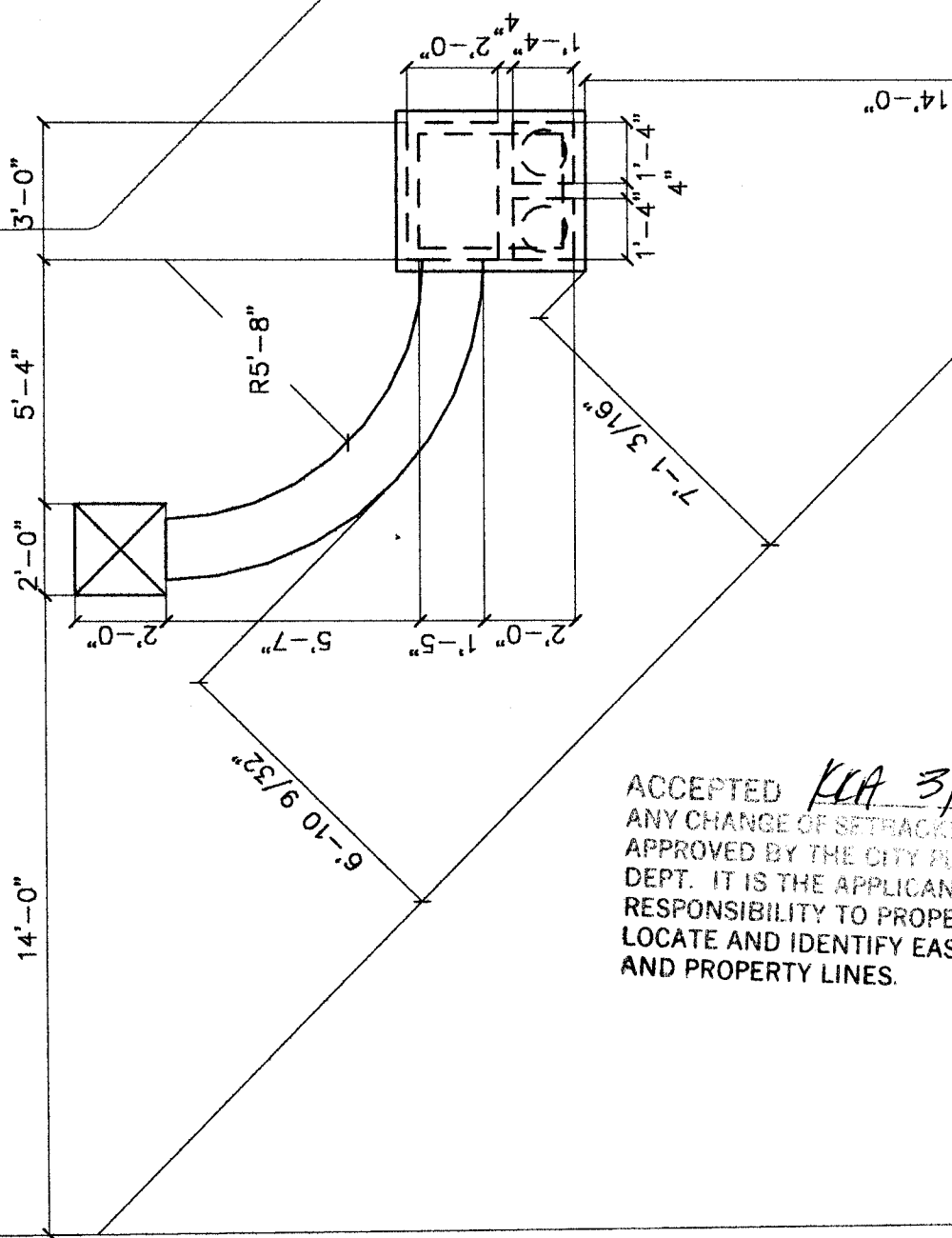
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



ACCEPTED KKA 3/28/00
 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.

Renaissance Sign.



ACCEPTED *KCA 3/28/00*
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BRG= N 80 42'44" W

CH= 26.83'

BRG= N 80

CH= 26.83'

36.51'

14' MULTI-I

N 89 38'00" E

Renaissance Blvd.

20.55'

11.91'

BRG= N 79 58'44" E

CH= 26.83'

29.900

BRG= N 79 58'44" E

CH= 26.83'

C N

60.00'

60.00'

ACCEPTED *KCA 3/20/00*
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.

SOUTH CAMP RD