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SIF \$	292

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

BLDG PERMIT NO. 73702



Your Bridge to a Better Community

BLDG ADDRESS 2210 Victorian Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2634

TAX SCHEDULE NO. 2945-183-07-012 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION RENAISSANCE IN THE REDLANDS TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK 1 LOT 12

(1) OWNER RANDAL FAC.

(1) ADDRESS _____

(1) TELEPHONE 255-1238

(2) APPLICANT BRENT PRUETT

(2) ADDRESS 3310 C RD. PALISADE CO 81526

(2) TELEPHONE 434-1862

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 0 this Construction

USE OF EXISTING BUILDINGS SINGLE FAMILY RESIDENCE

DESCRIPTION OF WORK & INTENDED USE 2008 SF SINGLE FAMILY

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

SETBACKS: Front 23' from property line (PL)
 or 45' from center of ROW, whichever is greater
 Side 7' from PL, Rear 30' from PL

Maximum Height 32'

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES _____ NO _____

Parking Req'mt 2

Special Conditions _____

CENSUS 1401 TRAFFIC 63 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 M. Brent Pruett Date 2/3/00

Department Approval Ronnie Edwards Date 2-3-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>3836</u>
Utility Accounting <u>Ronnie Edwards</u>	Date <u>2/3/00</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)

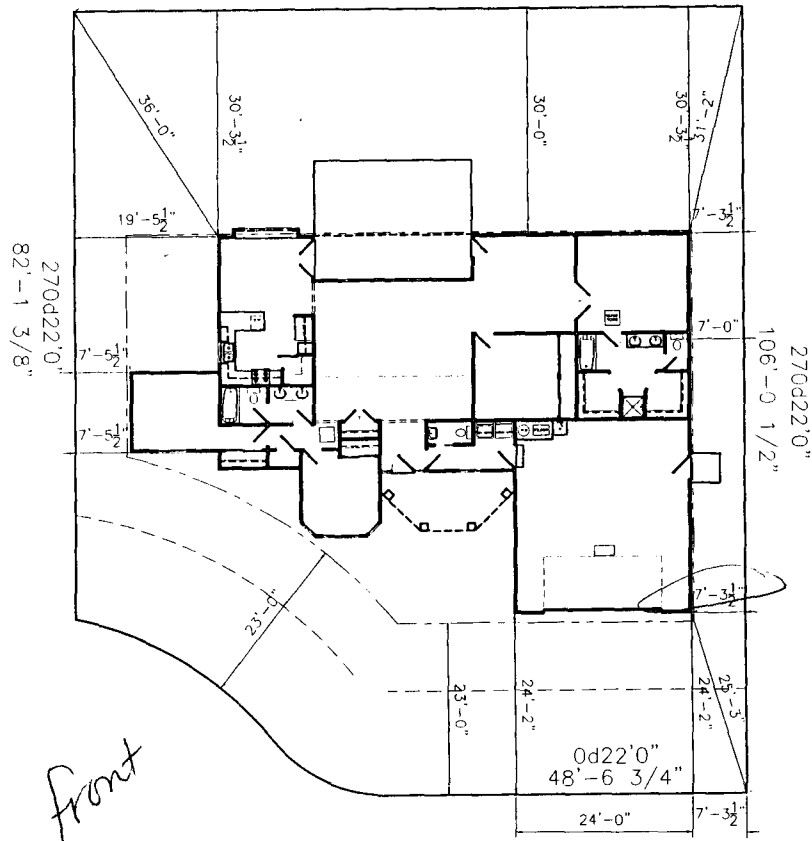
NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

12

THE RENAISSANCE
LOT 12



0d22'0"
90'-9 1/4"



front

ACCEPTED *Ronnie* 2/3/00
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.

2/2/00
DRIVE O.K.
[Signature]

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

AutoDRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-6782

PRUETT HOMES
RENAISSANCE LOT 12

DESIGNED BY
AUTODRAFT
FILE NO.
CAP. FILE
DATE
XX-XX-XX
SCALE
1/4" = 1'-0"
SHEET
1 OF 3

FLOOR PLAN
SCALE: 1/4" = 1'-0" (EXCEPT WHERE NOTED)

2210 Victorian Ct.