

FEE \$	10.00
TCP \$	—
AF \$	292.00

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

BLDG PERMIT NO. 75631



EX

Your Bridge to a Better Community

BLDG ADDRESS 2215 Victorian Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1920

TAX SCHEDULE NO. 2943-183-07-018 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED 1920

FILING 1 BLK 1 LOT 18 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Cobble Ridge Construction NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 3032 E-70 Bus Loop USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 434-4610

(2) APPLICANT Cobble Ridge Construction DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) ADDRESS 3032 E-70 Bus Loop TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 434-4610

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 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' 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 [Signature] Date _____

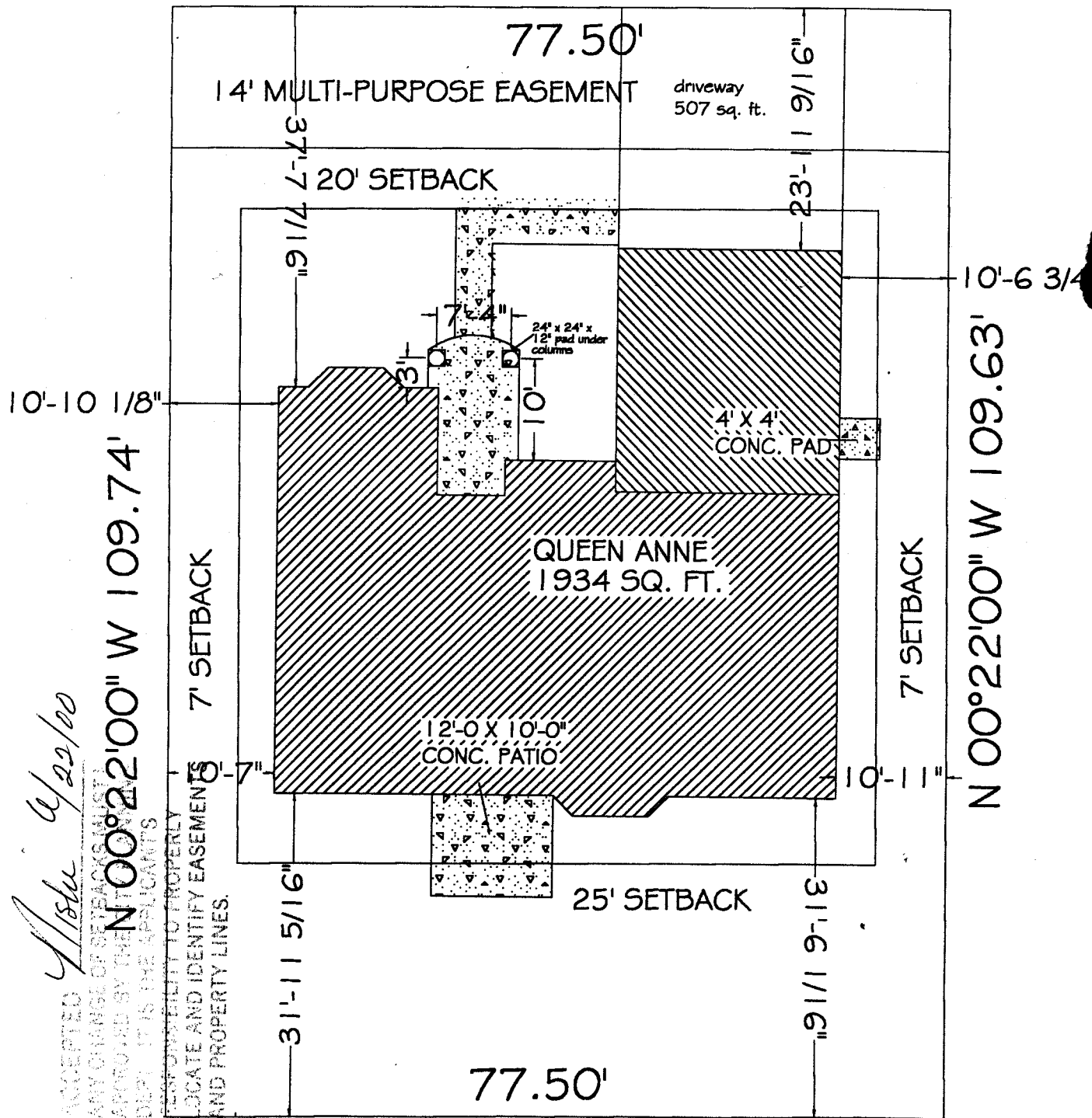
Department Approval [Signature] Date 6/22/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>13903</u>
Utility Accounting <u>[Signature]</u>		Date <u>6-28-00</u>	

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

VICTORIAN COURT

N 89°38'00" E



ACCEPTED
 ANY CHANGE OF SETBACKS MUST
 APPROVED BY THE
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Aske 6/22/00



QUEEN ANNE
 2215 Victorian Ct.
 lot 18 block 1

DRIVE OK
EH
 6/19/00

S 89°33'08" W