

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



BLDG PERMIT NO. 78400

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

BLDG ADDRESS 2203 Renaissance Blvd TAX SCHEDULE NO. 2945-183-07-002  
 SUBDIVISION Renaissance ~~Blvd~~ Subd. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2039  
 FILING \_\_\_\_\_ BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) n/a  
 (1) OWNER Frost Jody + Patty NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_  
 (1) TELEPHONE \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Austin August USE OF EXISTING BLDGS SFR  
 (2) ADDRESS 607 S. 7th DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 243-1985 New Construction

**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 20 from property line (PL) Parking Req't 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7 from PL Rear 25 from PL Special Conditions \_\_\_\_\_  
 Maximum Height 35'  
 CENSUS 1401 TRAFFIC 63 ANN# \_\_\_\_\_

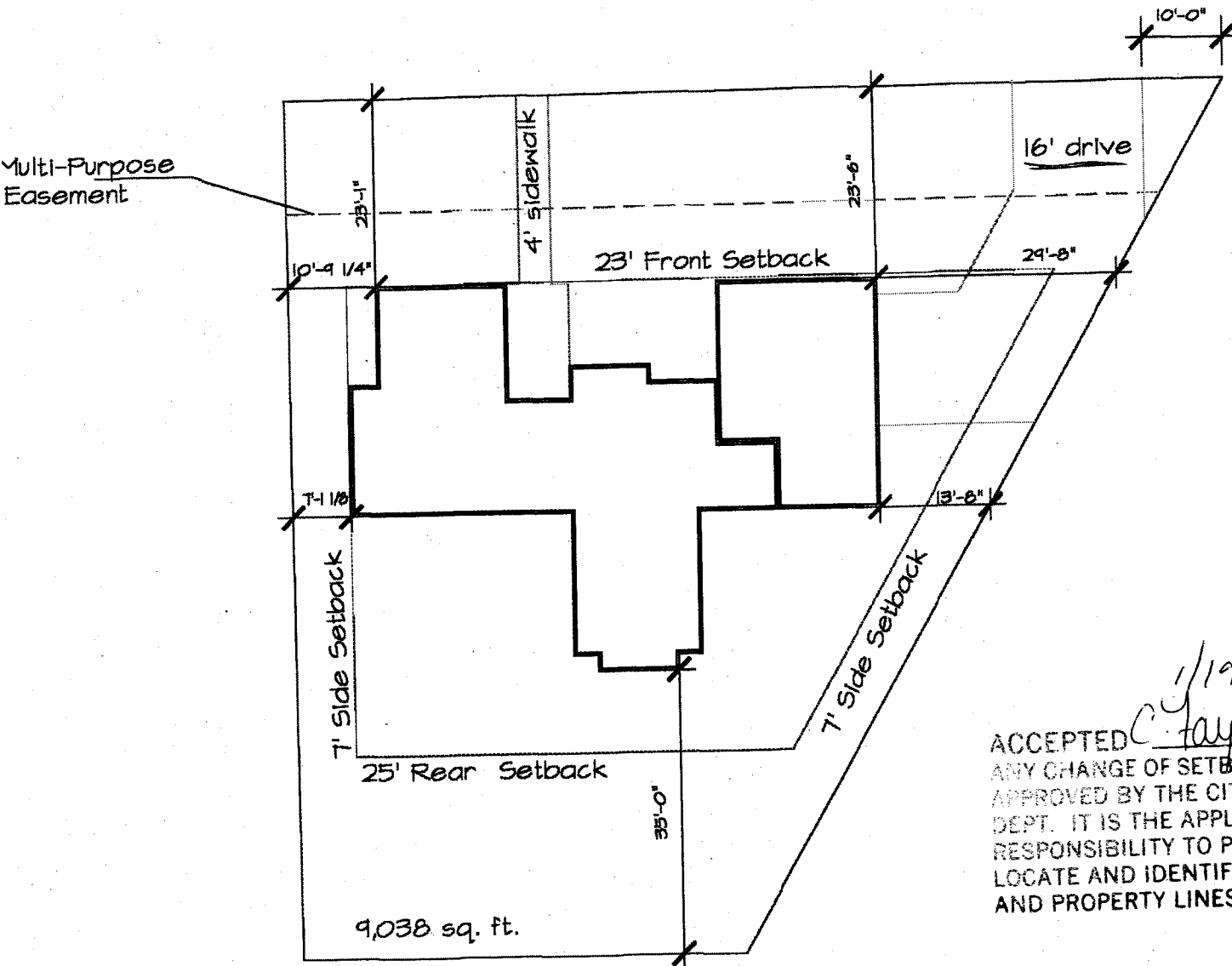
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 [Signature] Date 1-11-01  
 Department Approval [Signature] Date 1/19/01  
 Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 13669  
 Utility Accounting [Signature] Date 1/19/01

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)

# RENAISSANCE BOULEVARD



DRIVE OK

SH

1/15/01

1/19/01

ACCEPTED *C. Faye Wilson*  
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.