

FEE \$	10.00
TCP \$	0
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 81596



Your Bridge to a Better Community

BLDG ADDRESS 2211 TUSEANY AVE SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-183-07-005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION RENAISSANCE FL I TOTAL SQ. FT. OF EXISTING & PROPOSED 3,200

FILING 1 BLK 1 LOT 5 NO. OF DWELLING UNITS:

(1) OWNER MECO LAND DEV. INC. Before: 0 After: 1 this Construction

(1) ADDRESS 3310 C RD PALISADE #1526 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 434-1862 Before: 0 After: 1 this Construction

(2) APPLICANT BRENT PRUETT USE OF EXISTING BUILDINGS _____

(2) ADDRESS 3310 C RD PALISADE CA DESCRIPTION OF WORK & INTENDED USE Single family house

(2) TELEPHONE 434-1862 TYPE OF HOME PROPOSED:

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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35

Special Conditions _____

CENSUS 1401 TRAFFIC 63 ANNX# _____

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 9/19/01

Department Approval Pat Bushman Date 9-20-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>142004</u>
Utility Accounting	Date <u>9/20/01</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)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING

1. An outline of the PROPERTY LINES with dimensions
2. An outline of the PROPOSED STRUCTURE with its dimensions
3. The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
4. EASEMENTS or RIGHTS OF WAY on the property
5. All other STRUCTURES on the property
6. ALL STREETS and ALLEYS adjacent to the property and street names
7. All existing and proposed DRIVEWAYS
8. An arrow indicating North

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE

