

FEE \$	10
TCP \$	0
SIF \$	292

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

BLDG PERMIT NO. 79198



Your Bridge to a Better Community

BLDG ADDRESS 2207 Victorian Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1938  
 TAX SCHEDULE NO. 2945-183-07-014 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED 1938  
 FILING 1 BLK 1 LOT 14 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Grand Ridge Properties NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 3032 I-70 Bus. Loop USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE Single Family Residence  
 (2) APPLICANT Great Services TYPE OF HOME PROPOSED:  
 (2) ADDRESS 3032 I-70 Bus. Loop  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 434-4616  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 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 Parking Req'mt 2  
 Side 7' from PL, Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 35' CENSUS 1401 TRAFFIC 63 ANNEX# \_\_\_\_\_

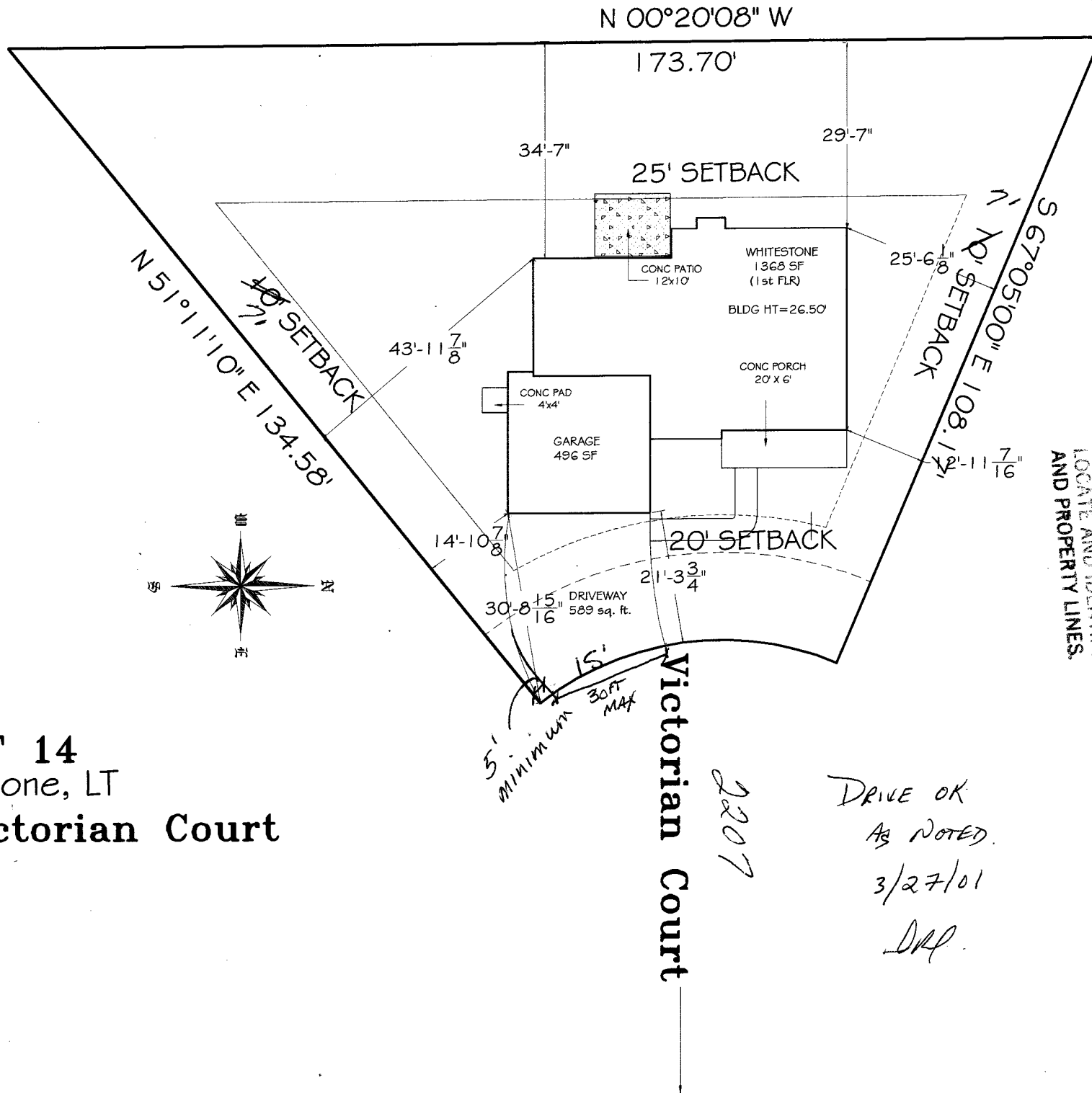
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 3-27-01  
 Department Approval [Signature] Date 4/5/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/P NO <u>10858</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/5/01</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)



**LOT 14**  
 Whitestone, LT  
**2207 Victorian Court**

Victorian Court

2207

DRIVE OK  
 AS NOTED  
 3/27/01  
 DRP

ACCEPTED  
 ANY CHANGE OF SETBACKS OR  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

Mike Inger  
 4/5/01