

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

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

BLDG PERMIT NO. 82372



Your Bridge to a Better Community

BLDG ADDRESS 2209 Victorian Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2708

TAX SCHEDULE NO. 2945-183-07-015 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED 2708

FILING 1 BLK 1 LOT 15

(1) OWNER Grand Ridge Properties

(1) ADDRESS 3032 I-70 Bus. Loop

(1) TELEPHONE 434-4616

(2) APPLICANT Great Services

(2) ADDRESS 3032 I-70 Bus. Loop

(2) TELEPHONE 434-4616

NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

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

0.249
acres

USE OF EXISTING BUILDINGS N/A

DESCRIPTION OF WORK & INTENDED USE Single Family Residence

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 BSF 4

Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

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 [Signature]

Date 11/15/01

Department Approval [Signature]

Date 11-22-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14387</u>
Utility Accounting	<u>[Signature]</u>		Date <u>11/21/01</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)

ACCEPTED *Pat Bushman*
 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

11-21-01



FOUND 5/8" RB
 SET IN CONCRETE
 25.00'

19.82'

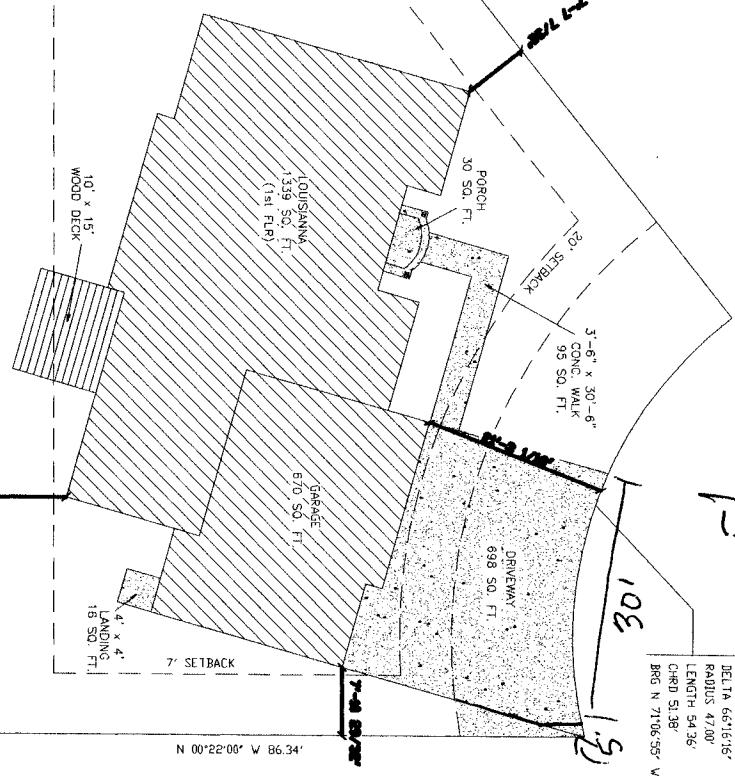
N 57°10' E 124.58'

7' SETBACK

25' SETBACK

LOT 15
 RENAISSANCE
 10,828 SQ. FT.

153.92'



DRIVE OR
 DRP
 11/16/01

DELTA 66'18.78"
 RADIUS 47.00"
 LENGTH 54.36"
 CHRD 51.38"
 BRG N 71°06.55' W

N 00°22'00" W 86.34'

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CUSTOMER APPROVAL: X
 DATE: _____

MODEL: LOUISIANA
 ADDRESS: 2209 VICTORIAN COURT
 ACAD File Name: 10601-02.dwg

GREAT NEW HOMES
 3032 I-70 BUSINESS LOOP
 GRAND JCT. COLO. 81504

DRAWN BY: WILLIAM BELL
 DATE: 06 NOV 01
 SHEET 2 OF 13
 GREAT NEW HOMES PROJ. NO. 10601
 LT