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| FEE \$ 10.00 |
| TCP \$ — |
| SIF \$ 292.00 |

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

BLDG PERMIT NO. 85721



Your Bridge to a Better Community

BLDG ADDRESS 447 ATHENS WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 2601
 TAX SCHEDULE NO. 2945-183-11-008 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION RENAISSANCE IN THE REDLANDS TOTAL SQ. FT. OF EXISTING & PROPOSED —
 FILING 17 BLK 3 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER BRENT PRUETI NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3310 C RD USE OF EXISTING BUILDINGS SINGLE FAMILY
PALISADE CO. 8126
 (1) TELEPHONE 434-1862 DESCRIPTION OF WORK & INTENDED USE RESIDENCE
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ 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
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 1401 TRAFFIC U3 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 Brent Prueti Date _____
 Department Approval Pat Bushman Date 8-5-02

| | | | |
|--|---|----|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>15170</u> |
| Utility Accounting | Date | | <u>8/5/02</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)

86.00'

25'-0 15/16"

13'-0"

60'-0"

31'-6"

13'-0"

24'-6"

0.24 Acres.
10285.9 Sq. Ft.

73'-8"

119.59'

(S)

119.59'

44'-6"

4'-8"

12'-7 1/2"

DRIVE

2'-8"

20'-10 7/8"

14' MULTI-PURPOSE EASEMENT

86.00'

28'-8"

8-5-02

Pat Bushman

ACCEPTED
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.

DRIVE OK

SA

8/5/02

44' R

512.55'