

FEE \$ 10.00
 TCP \$ 500.00
 SIF \$ 298.00

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

BLDG PERMIT NO. 80785



Your Bridge to a Better Community

BLDG ADDRESS 452 ATHENS WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 2550
 TAX SCHEDULE NO. 2945-183-12-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION RENAISSANCE IN THE REDLANDS TOTAL SQ. FT. OF EXISTING & PROPOSED 2,550
 FILING 2 BLK 2 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER CALL BENNETT NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3310 C RD PALISADE CO. 81526 USE OF EXISTING BUILDINGS SINGLE FAMILY
 (1) TELEPHONE 434-1862 DESCRIPTION OF WORK & INTENDED USE NEW FRAM SINGLE STORY HOME
 (2) APPLICANT BRENT PRUETT TYPE OF HOME PROPOSED:
 (2) ADDRESS 3310 C RD PALISADE CO 81526 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 434-1862 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 20' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 1401 TRAFFIC 63 ANNX# _____

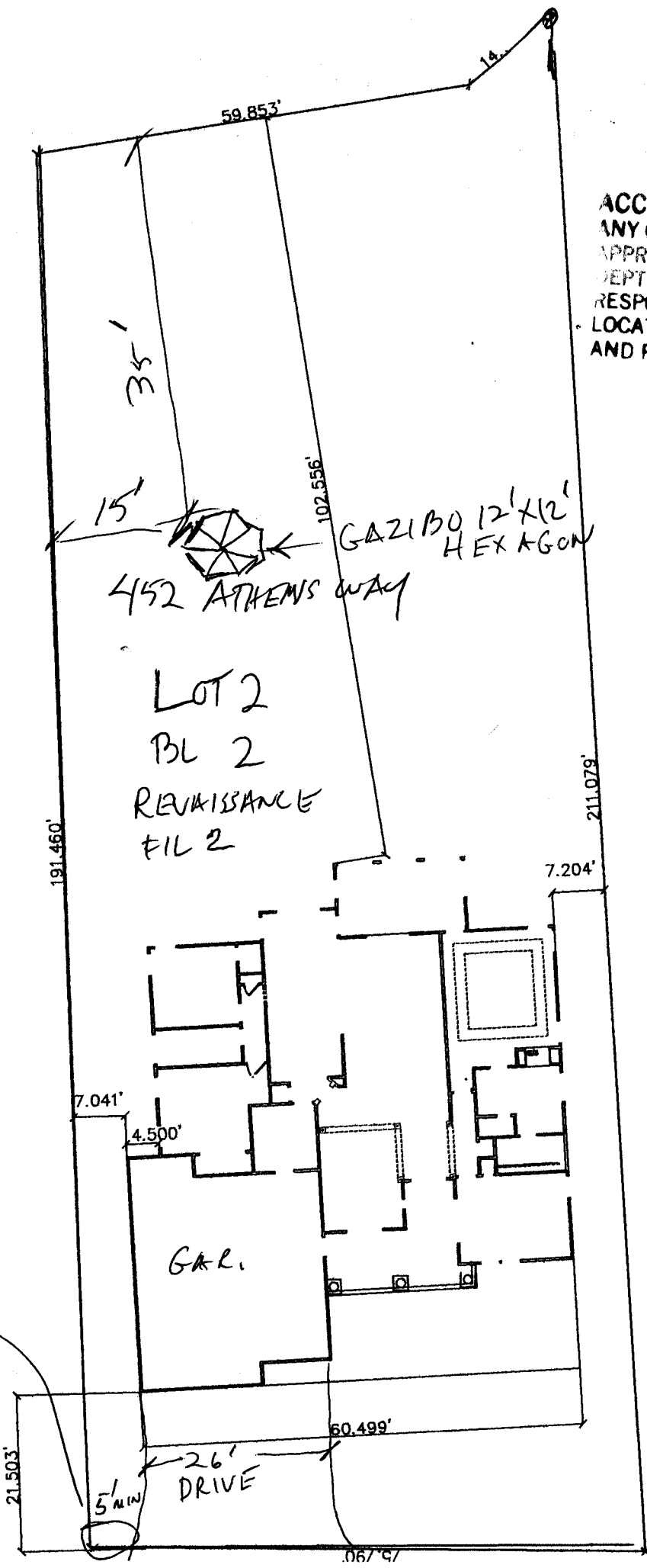
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Brent Pruett Date 10/14/02
 Department Approval C. Fay Gibson Date 10/15/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15387</u>
Utility Accounting <u>Chandler Co</u>	Date <u>10/15/02</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)



10/15/02
 ACCEPTED *Clare Dubin*
 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.

ok
 all
 10/11/02

ATHENS WAY