

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 87084



Your Bridge to a Better Community

BLDG ADDRESS 2216 DuVine PL SQ. FT. OF PROPOSED BLDGS/ADDITION 4235
TAX SCHEDULE NO. 2945-183-09-017 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED 4235
FILING 2 BLK 1 LOT 10 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER Grand Ridge Prop. 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 434-4010 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)
 Manufactured Home (HUD)
(2) TELEPHONE 434-4010 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'/25' from property line (PL) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater
Side 7'/3' from PL, Rear 25'/5' from PL Parking Req'mt 2
Maximum Height 35' Special Conditions _____
CENSUS _____ TRAFFIC _____ 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 [Signature] Date 7/11/02
Department Approval [Signature] Date 12/12/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15562</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/12/02</u>		

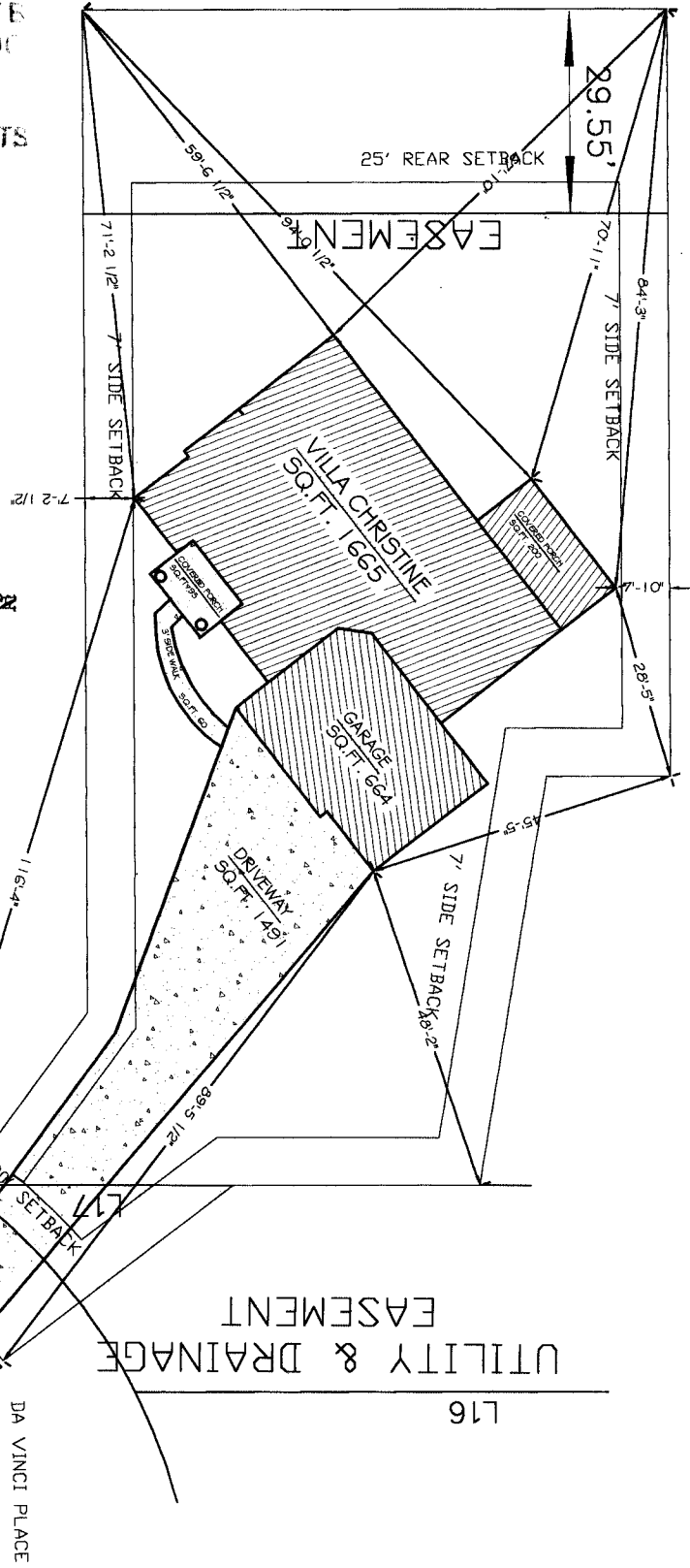
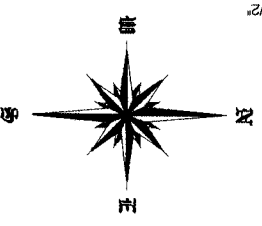
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Accepted Alaska Wagon 12/12/02

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

2216 DA VINCI PLACE
 BLOCK 1
 LOT 10
 0.32 Acres.
 14008.2 Sq. ft.



*212' MIN WITH 5' AS NOTED
 6/11/02
 DW*

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GREAT NEW HOMES PROJ. NO.	2	DATE:	10/2/02	REVISOR:		MODEL: THE VILLA CHRISTINE ADDRESS: 2216 DA VINCI PLACE CITY, STATE: Grand Junction, CO	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
		DATE:	10/2/02	REVISOR:			