

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

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

BLDG PERMIT NO. 84396



Your Bridge to a Better Community

BLDG ADDRESS 440 Mediterranean Way SQ. FT. OF PROPOSED BLDGS/ADDITION 2223

TAX SCHEDULE NO. 2945-183-00-062 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED 2223

FILING 2 BLK 3 LOT 1

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(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

USE OF EXISTING BUILDINGS NIA

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 RSF-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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 12103 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 Jed Amick Date 5-3-02

Department Approval Al. Pat Bushman Date 5-23-02

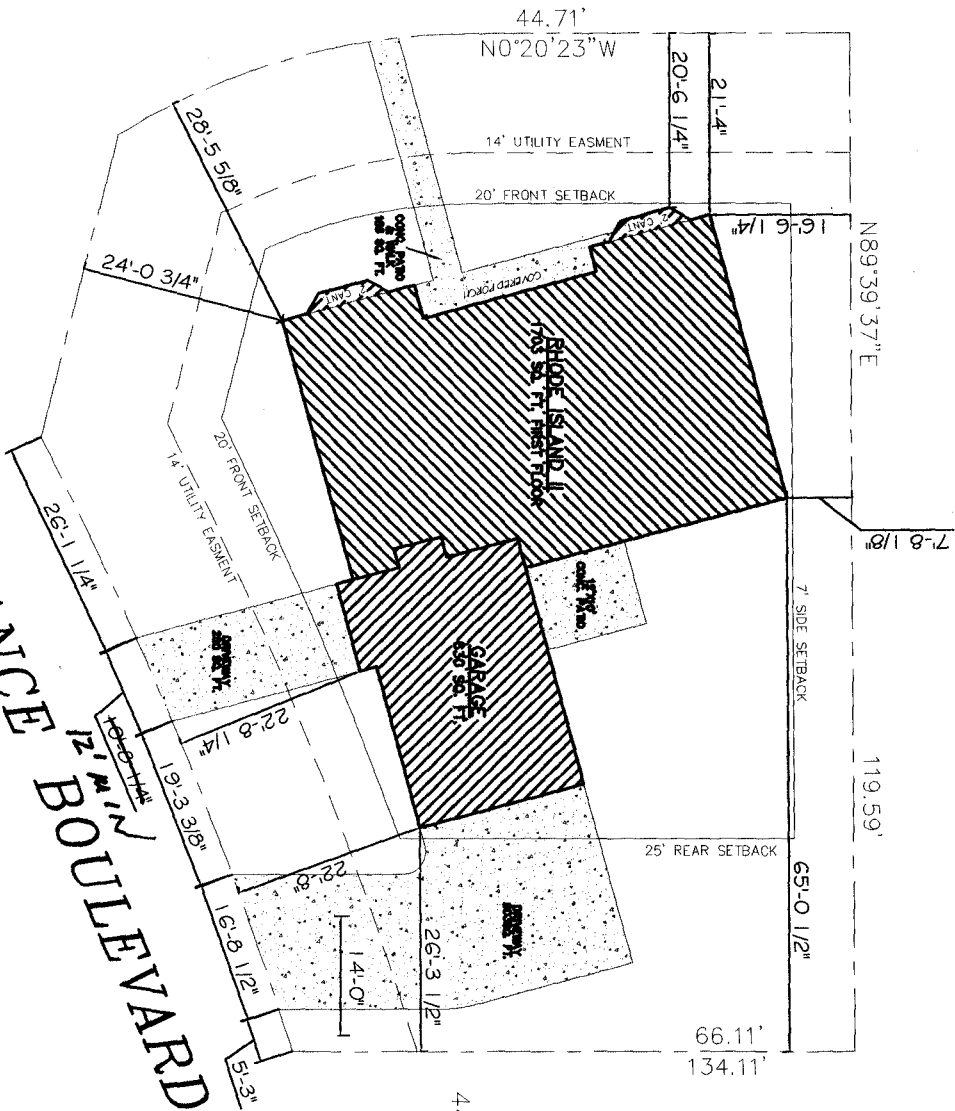
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14952</u>
Utility Accounting	<u>Tracy Sheper</u>		Date <u>5/23/02</u>

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)

MEDITERRANEAN WAY

RENAISSANCE
12' W.I.M.
BOULEVARD



PLOT PLAN
SCALE: 1" = 10'

440 MEDITERRANEAN WAY
BLOCK 3
LOT 1
0.25 Acres.
9828.3 Sq.ft.



5-23-02
Pat Bushman
ACCEPTED
NO CHANGE TO THE PLANS WILL BE MADE
UNLESS THE CITY PLANNING DEPARTMENT
IS NOTIFIED IN WRITING AND APPROVED
BY THE CITY ENGINEER AND THE CITY CLERK
DATE: 5-23-02

Quinn Ok
Paul Downin
5-23-02

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GREAT NEW HOMES PROJ. NO. 02592-02 RT	2	SHEET: DATE: 04-15-02	RECEIVED BY: ROB WALKER	DATE:	DRAWN BY:	MODEL: RHODE ISLAND II ADDRESS: 440 MEDITERRANEAN WAY CITY, STATE: GRAND JUNCTION, CO.	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
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