

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 87484



Your Bridge to a Better Community

BLDG ADDRESS 443 MEDITERRANEAN SQ. FT. OF PROPOSED BLDGS/ADDITION 3,300 SF  
TAX SCHEDULE NO. 2945-183-09-011 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION RENAISSANCE IN THE REDLANDS TOTAL SQ. FT. OF EXISTING & PROPOSED 3,300 SF  
FILING II BLK 1 LOT 4 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER BRENT PRUETT NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction  
(1) ADDRESS 3310 C RD PALISADE 81526 USE OF EXISTING BUILDINGS NA  
(1) TELEPHONE 434-1862 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY  
(2) APPLICANT SAME TYPE OF HOME PROPOSED:  
(2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
(2) TELEPHONE 434-1862 \_\_\_\_\_ 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  
Special Conditions Engineer Foundations  
Maximum Height 35' CENSUS 1401 TRAFFIC U3 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).

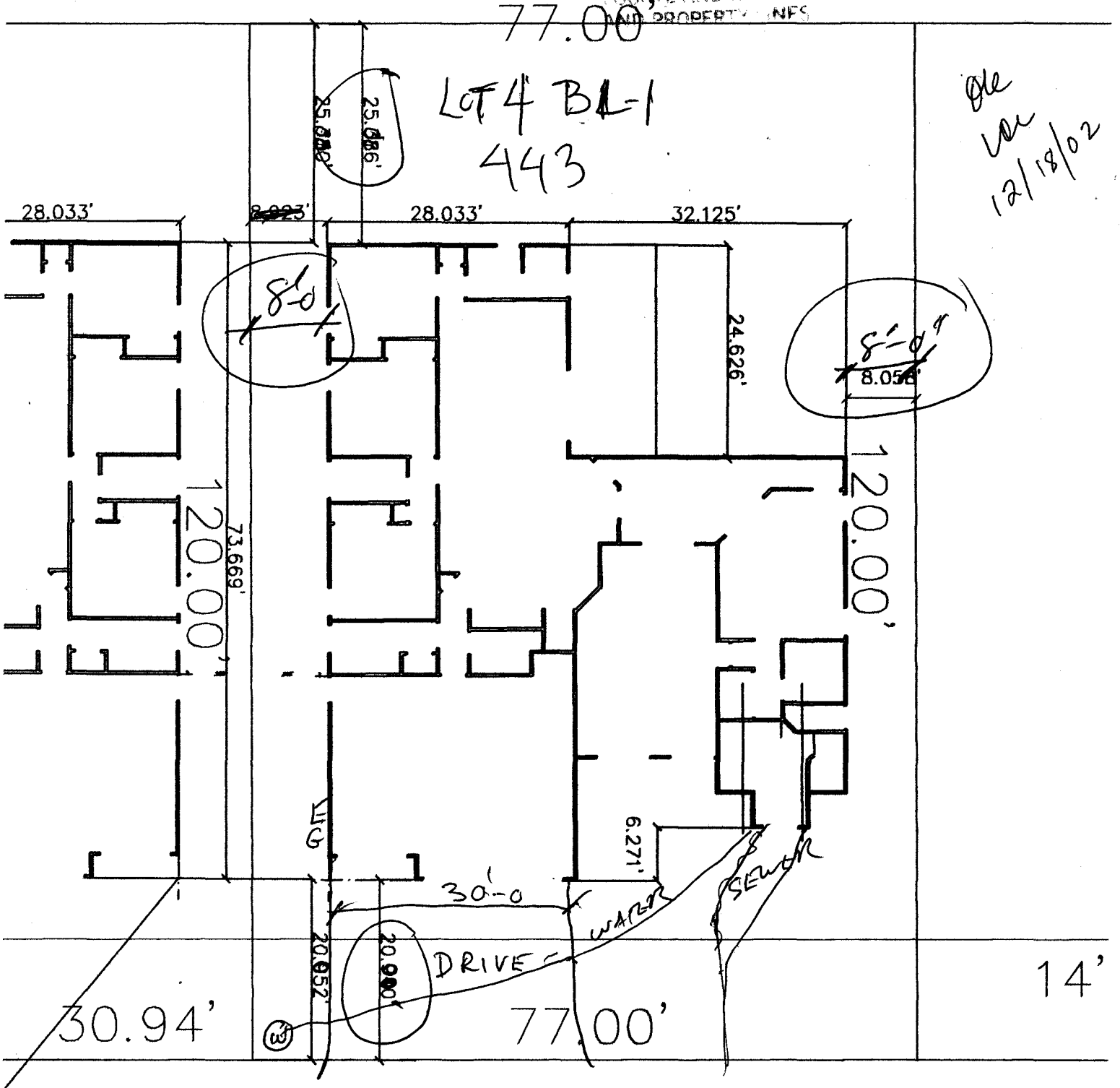
Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_  
Department Approval Ulrich Magar Date 12/18/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>15573</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/18/02</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)

ACCEPTED *Alisa Wagner* 12/18/02  
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



*OK  
LAW  
12/18/02*

MEDITERRANEAN WAY  
443 NO 2C