

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

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

BLDG PERMIT NO. 85506



Your Bridge to a Better Community

BLDG ADDRESS 448 Mediterranean SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2945-183-11-005 SQ. FT. OF EXISTING BLDGS 8

SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED 2528

FILING II BLK 3 LOT 5 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 E 70 B Loop USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE single fam home

(2) APPLICANT Jane Koehn TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 3032 E 70 B Loop  
 (2) TELEPHONE 434-4616

**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 603 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 Wil D. Date 7/19/02

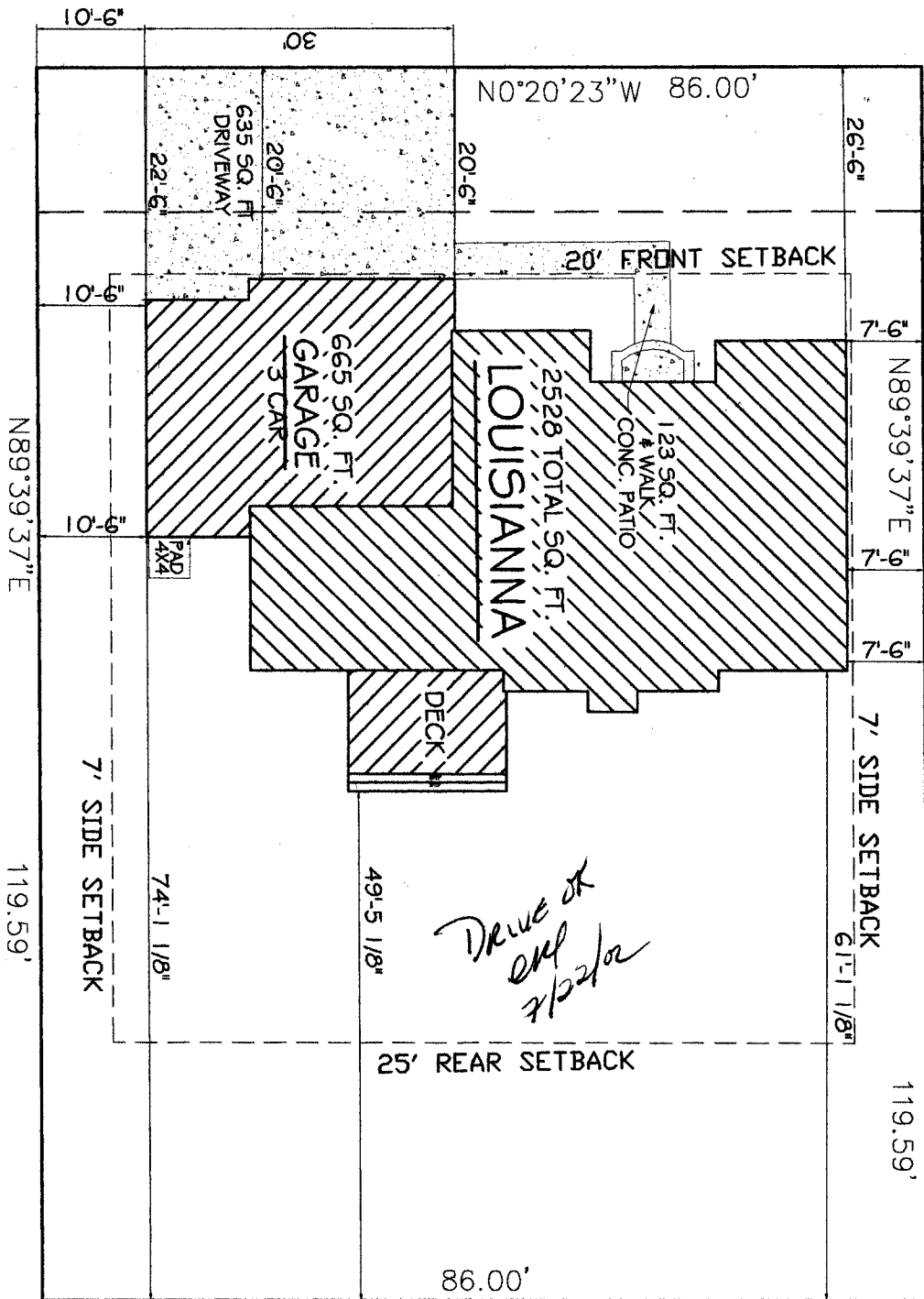
Department Approval F. G. Pat Bushman Date 8-5-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15125</u>
Utility Accounting	<u>[Signature]</u>	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)

# MEDITERRANEAN WAY

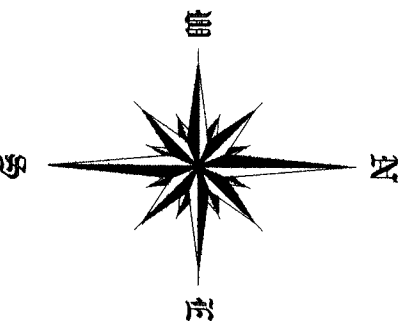


*Drive ok  
OK 7/22/02*

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



448 MEDITERRANEAN WAY  
BLOCK 3  
LOT 5  
0.24 Acres.  
10285.0 Sq. Ft.