

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 87345



Your Bridge to a Better Community

BLDG ADDRESS 140 Mediterranean SQ. FT. OF PROPOSED BLDGS/ADDITION 140 sq.ft
TAX SCHEDULE NO. 2945-183-00-062 SQ. FT. OF EXISTING BLDGS 2853
SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED 2993
FILING 2 BLK 3 LOT 1 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER Grand Ridge Properties NO. OF BUILDINGS ON PARCEL
Before: 1 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 Room addition
(2) APPLICANT Grand Ridge Properties 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' from property line (PL) Permanent Foundation Required: YES ___ NO ___
or ___ from center of ROW, whichever is greater
Side 1' from PL, Rear 25' from PL Parking Req'mt 2
Maximum Height 35' Special Conditions _____
CENSUS _____ TRAFFIC _____ 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).

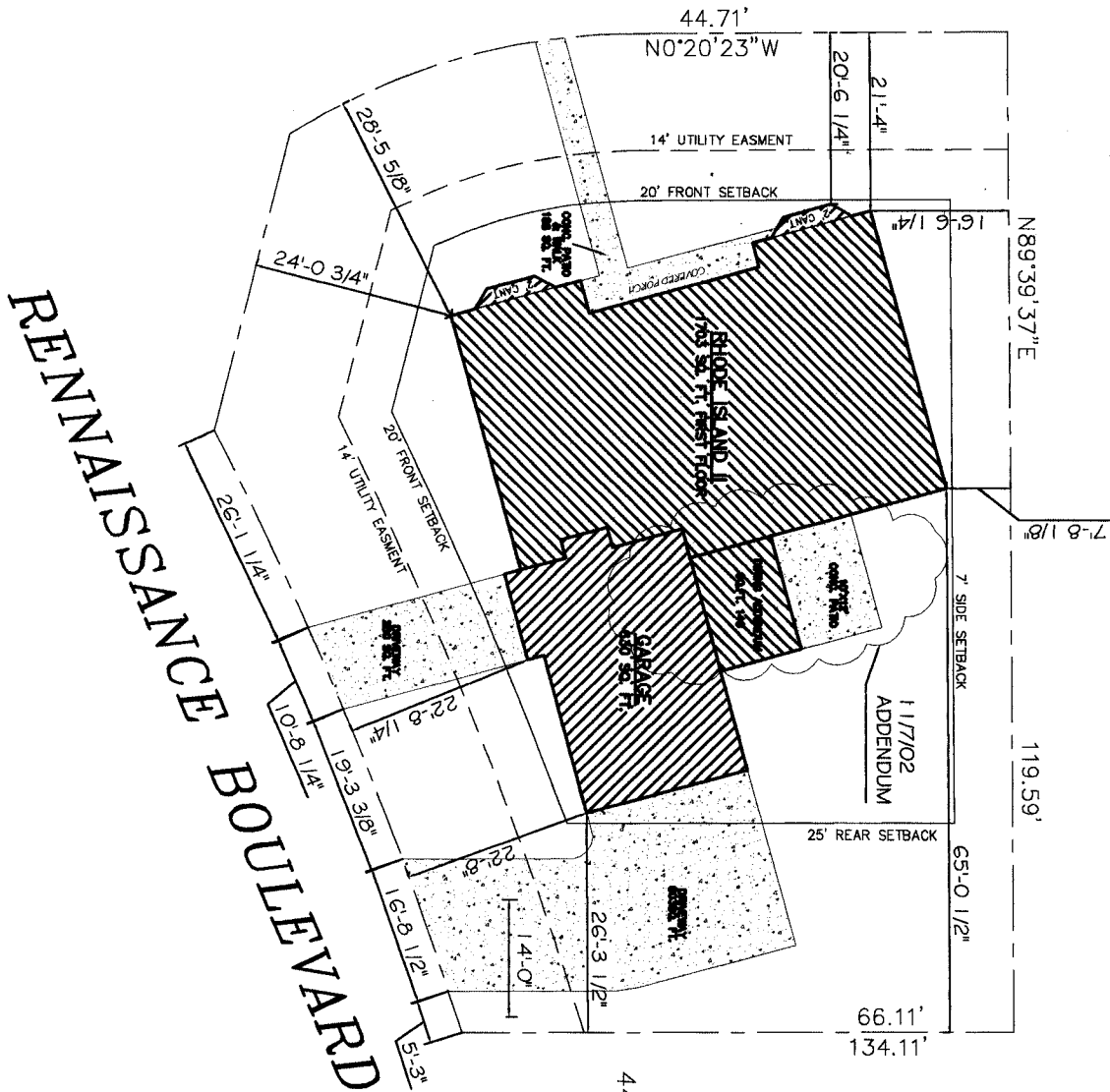
Applicant Signature [Signature] Date 12/3/02
Department Approval [Signature] Date 12/11/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/11/02</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 BOULEVARD

440 MEDITERRANEAN WAY

LOT 1
0.23 Acres,
9828.3 Sq.ft.



ACCEPTED SLC 12/11/02
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE PLANNING
DEPARTMENT IS NOT RESPONSIBLE FOR
LOCATING AND IDENTIFYING EASEMENTS
AND PROPERTY LINES.

PLOT PLAN
SCALE: 1" = 10'

COPYRIGHT ©2000

GREAT NEW HOMES PROJ. NO. 02502-02 KT	2 SHEET	DATE: 04-15-02 REVISIONS BY: ROB WALKER DATE:	DRAFTER 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
---	-------------------	---	-------------	--	---