

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

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

BLDG PERMIT NO. 87421



Your Bridge to a Better Community

BLDG ADDRESS 442 MEDITERRANEAN SQ. FT. OF PROPOSED BLDGS/ADDITION 204 SF  
 TAX SCHEDULE NO. 2945-183-11002 SQ. FT. OF EXISTING BLDGS 3500.  
 SUBDIVISION RENAISSANCE IN THE REDLANDS TOTAL SQ. FT. OF EXISTING & PROPOSED 3704  
 FILING 2 BLK 3 LOT 2 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER JEFF DIBBLE NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 442 MEDITERRANEAN WAY USE OF EXISTING BUILDINGS SINGLE FAMILY  
 (1) TELEPHONE 434-1862 DESCRIPTION OF WORK & INTENDED USE 204 SF ADDITION  
 (2) APPLICANT PRUETT HOMES SINGLE FAMILY  
 (2) ADDRESS 3310 CRD BED ROOM  
 (2) TELEPHONE 434-1862 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  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 63 TRAFFIC 1401 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).

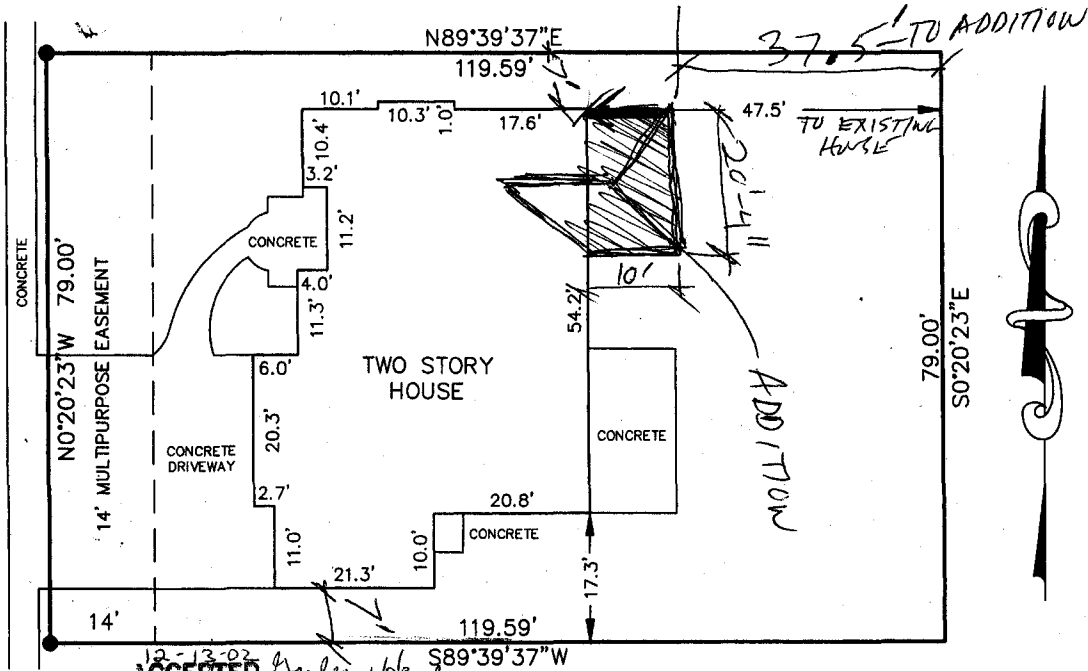
Applicant Signature [Signature] Date 12/9/02  
 Department Approval [Signature] Date 12/9/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>12/13/02</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



12-13-02  
ACCEPTED *Brent Pruet* S89°39'37"W

ALL CHANGES OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

LEGEND:

● FOUND SURVEY MARKER

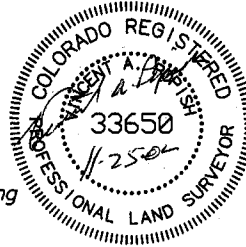
DESCRIPTION:

Lot 2 in Block 3 of RENAISSANCE IN THE REDLANDS FILING TWO, Mesa County, Colorado.

Taken from Meridian Land Title File No. 60163

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this Improvement location certificate was prepared for Brent Pruet; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, November 22, 2002, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



*Vincent A. Popish*

Vincent A. Popish, Colorado LS No. 33650

IMPROVEMENT LOCATION CERTIFICATE

442 MEDITERRANEAN WAY

**INDEPENDENT  
SURVEY, Inc.**

VINCENT A. POPISH, PLS

133 N 8th Street Phone (970)257-7552  
Grand Junction, Colorado 81501 Cell (970)261-1409

Client: Brent Pruet

Date: 11/22/02

Scale: 1"=20'

Drawn by: DJS

File No.: 202326.1

File Name: Pruet Ren Lot2 Blk3 ILC