

FEE \$ 10⁰⁰
TCP \$ 5

BLDG PERMIT NO. 86218



SIF # 292⁰⁰

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2209 Renaissance TAX SCHEDULE NO. 2945-183-07-004
SUBDIVISION Renaissance SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1735
FILING 1 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER MILTON Schafet NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 478 W. Chukar Way NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 434-9502 USE OF EXISTING BLDGS _____
(2) APPLICANT MILTON Schafet DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS 478 W. Chukar Single Family Residence
(2) TELEPHONE 434-9502

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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) Parking Req'mt 2
or _____ from center of ROW, whichever is greater Special Conditions ✓
Side 7' from PL Rear 25' from PL
Maximum Height 35'
CENS.T. 147 T.ZONE 103 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Milton Schafet Date 10-10-02
Department Approval C. Faye Harrison Date 10/10/02
Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 15371
Utility Accounting Mike Cole Date 10/10/02

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)