

FEE \$	10.00
TCP \$	0
SIF \$	297.00

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

BLDG PERMIT NO. 85720



Your Bridge to a Better Community

BLDG ADDRESS 2222 RENAISSANCE BLVD. SQ. FT. OF PROPOSED BLDGS/ADDITION 2601

TAX SCHEDULE NO. 2945-183-12-008 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION RENAISSANCE IN THE RED LANDS TOTAL SQ. FT. OF EXISTING & PROPOSED 2601

FILING 2 BLK 2 LOT 8 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 #1526 USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 434-1862 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY

(2) APPLICANT SAME TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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't 2

Maximum Height 35' Special Conditions _____

CENSUS 1401 TRAFFIC 63 ANNX# _____

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).

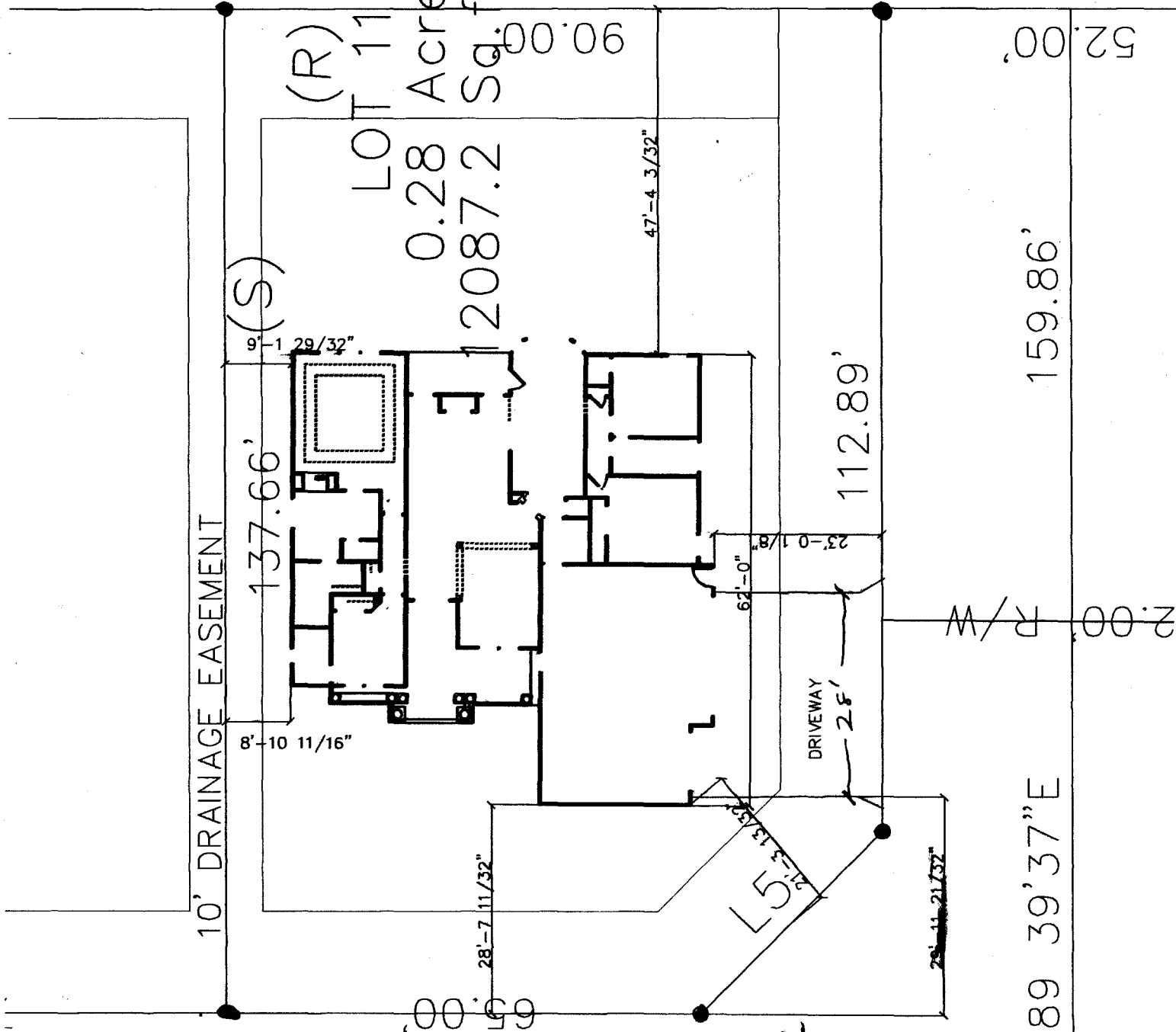
Applicant Signature M. Brent Pruett Date 7/31/02

Department Approval Pat Bushman Date 7-31-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15159</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>7/31/02</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)



7-31-02
 ACCEPTED *Pat Bushman*
 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

Drive OK
Tree Down
 7-17-02

0 20'23" W

0.00 FT

52.00'

159.86'

N89 39'37"E

2.00' R/W

112.89'

DRIVEWAY
28'

47'-4 3/32"

9'-1 29/32"

137.66'

8'-10 11/16"

28'-7 11/32"

65.00'

21'-5 13/32"

28'-11 21/32"

62'-0"

23'-0 1/8"