

FEE \$	10 ⁰⁰
TCP \$	0

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 Schafert 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
 (2) APPLICANT MILTON Schafert USE OF EXISTING BLDGS _____
 (2) ADDRESS 478 W. Chukar DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 434-9502 Single Family Residence

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 123 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).

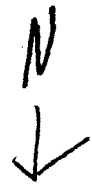
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Milton Schafert Date 10-10-02
 Department Approval C. Faye Gibson Date 10/10/02

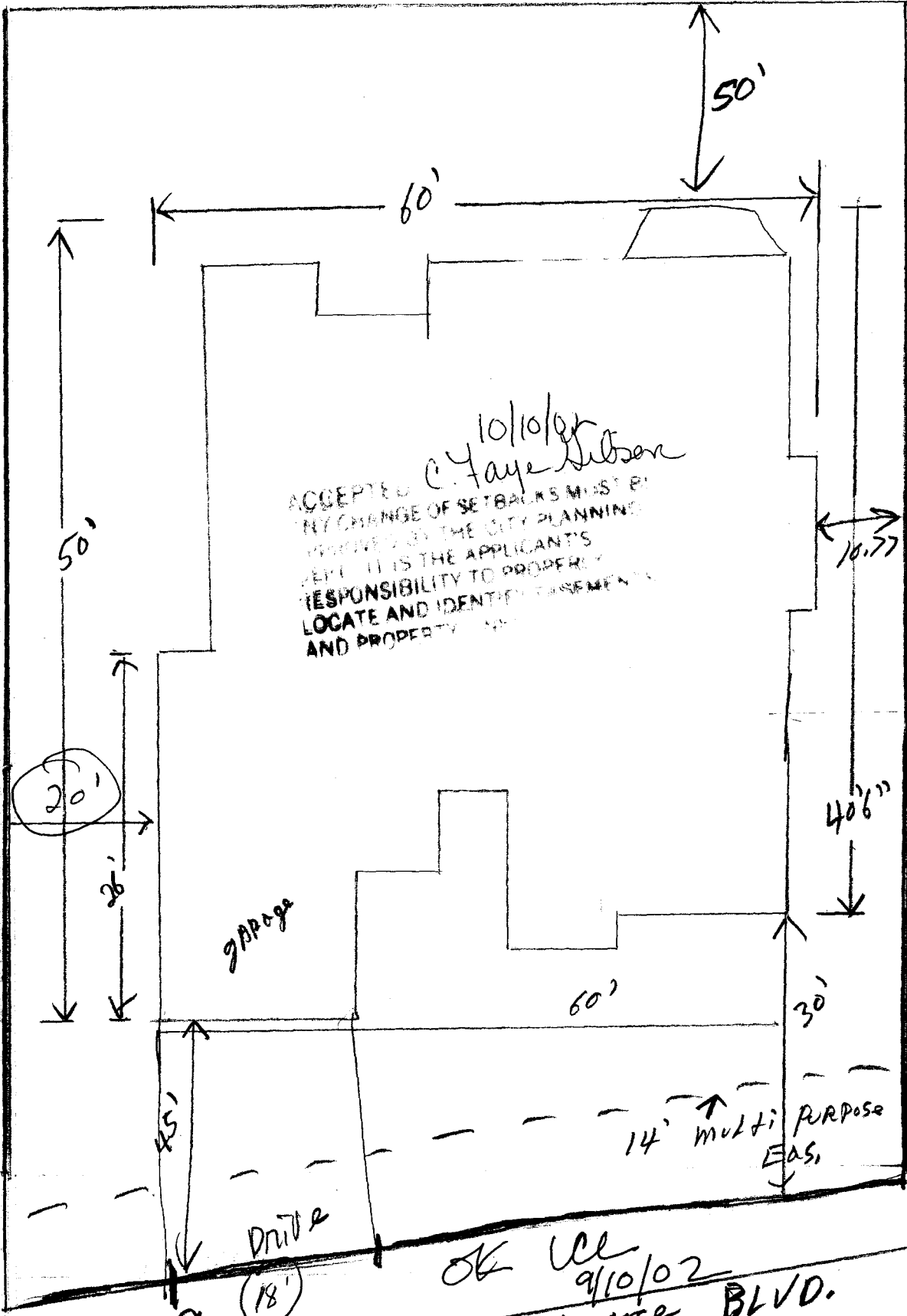
Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 15371
 Utility Accounting OK Col Date 10/10/02

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

90.77



15-4-13



ACCEPTED 10/10/02
 C. Faye Gibson
 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.

121.02

20'

28'

garage

60'

40' 6"

30'

14' Multi Purpose Eas.

2209

18'

Driv

OK Ull 9/10/02

Renaissance BLVD.