TCP \$ 500.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.	88/49	
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Your Bridge to a Better Community

BLDG ADDRESS 438 Athens Way	SQ. FT. OF PROPOSED BLDGS/ADDITION 2560
TAX SCHEDULE NO. 2945 - 183 -08-011	SQ. FT. OF EXISTING BLDGS
SUBDIVISION RENAISSAMCE IT	TOTAL SQ. FT. OF EXISTING & PROPOSED 2560
(1) ADDRESS 3032 I 70 B	Polaro: A After: / this Construction
(1) TELEPHONE 434~4616	DESCRIPTION OF WORK & INTENDED USE
(2) APPLICANT GREAT SOLUTIONS (2) ADDRESS 3032 I 70 B (2) TELEPHONE 434-4616 RECUIRED: One plot plan on 8 16" x 11" paper showing	TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify) all existing & proposed structure location(s), parking, setbacks to all
	cation & width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMPLETED BY C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 120
ZONE RSF-4	Maximum coverage of lot by structures
SETBACKS: Front from property line (PL) or from center of ROW, whichever is greater Side from PL, Rear from F Maximum Height 35 '	Parking Postert 2
	oved, in writing, by the Community Development Department. The pied until a final inspection has been completed and a Certificate of the Department (Section 305, Uniform Building Code).
	d the information is correct; I agree to comply with any and all codes, to the project. I understand that failure to comply shall result in legal to non-use of the building(s).
Applicant Signature Lan, W.	Date 2/14/03
Department Approval NA IIII Maga	Date 2/18/03
Additional water and/or sewer tap fee(s) are required:	YES NO W/O No. 150 32
Utility Accounting	
otility Accounting	Date 2/18/0-3

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

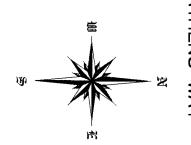
(Goldenrod: Utility Accounting)

ATHENS WAY

65.22

N0°20'23"W OUNT RENAISSANCE BLVD. 20 22-611 $\bar{\phi}_{\bar{z}}$ 20' FRONT 03/8 S89°38'09"W 03/8" 20' FRONT SETBACK N89°39'37 SIDE SETBACK 3/ 81 7'-8"X7' COVERED PATIO 20 94'-87/ 12' X IO' - PATIO . 0, 138.50 $\bar{\bar{\omega}}$ DRAINAGE EASEMENT φ, 00, 90 25' REAR SETBACK 13 .03 0.28 Acres. 12150.8 Sq.ft. 438 ATHENS WAY S0°29'29"E 90.22

ACCEPTED ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING SEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



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00603-02 RT

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SCALE: |' = 10'-0"

DATE: 02-10-03 u

ALEAN SEED. DATE: 2/3/03

DRAWN BY

MODEL: MISTRO ADDRESS: 438 ATHENS WAY CITY, STATE: GRAND JUNCTION, CO.



GREAT NEW HOMES 3032 I-70 BUSINESS LOOF GRAND JCT. COLO. 81504