

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

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

75332-39606

BLDG ADDRESS 441 Mediterranean Way SQ. FT. OF PROPOSED BLDGS/ADDITION 192

TAX SCHEDULE NO. 2945-183-09-010 SQ. FT. OF EXISTING BLDGS 3400

SUBDIVISION Renaissance in the Redlands TOTAL SQ. FT. OF EXISTING & PROPOSED 3592

FILING 2 BLK 1 LOT 3

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Thomas A. Hoffman

NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction

(1) ADDRESS 743 Horizon Ct. #365

USE OF EXISTING BUILDINGS house - single family

(1) TELEPHONE (970) 243-2150

DESCRIPTION OF WORK & INTENDED USE shed

(2) APPLICANT Thomas A. Hoffman

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 743 Horizon Ct. #365

(2) TELEPHONE (970) 243-2150

**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 25' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES \_\_\_\_\_ NO

Side 3' from PL, Rear 5' from PL

Parking Req'mt \_\_\_\_\_

Maximum Height 35'

Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Thomas A. Hoffman

Date March 6, 2003

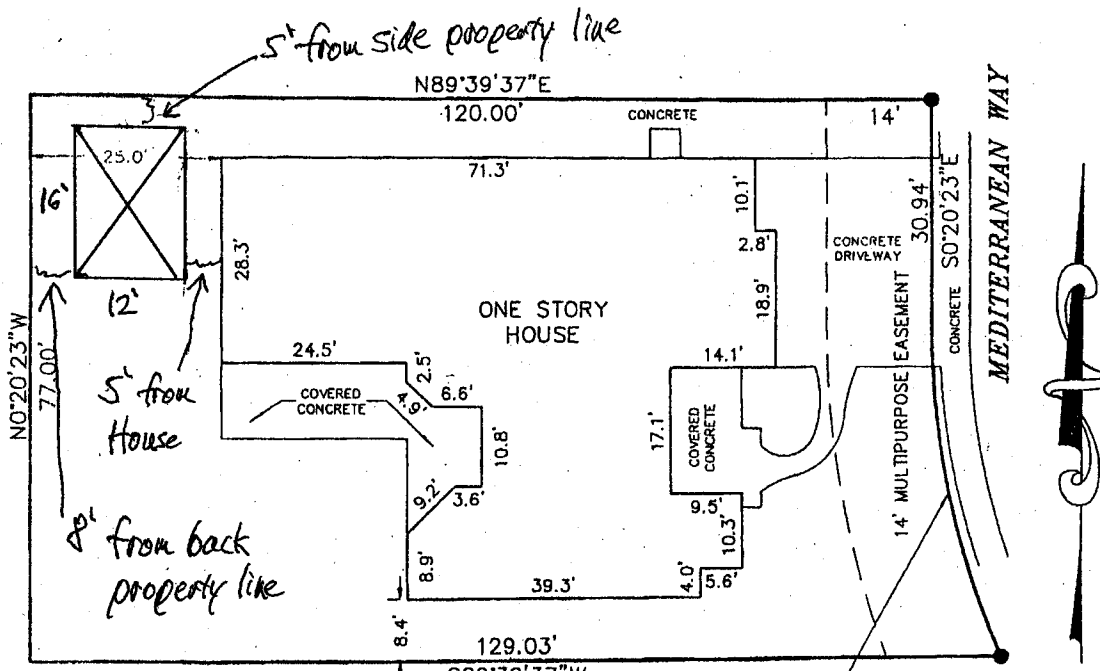
Department Approval [Signature]

Date 3/6/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Shed</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3-6-03</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)



LEGEND:

● FOUND SURVEY MARKER

$R=122.00'$   
 $A=47.23'$   
 $CD=46.94'$   
 $CB=N11°25'49\"W$   
 $\Delta=22°10'52''$

ACCEPTED *C. J. 3/16/03*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

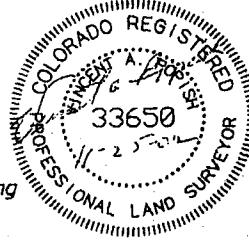
DESCRIPTION:

Lot 3 in Block 1 of RENAISSANCE IN THE REDLANDS FILING TWO, Mesa, P.A.

Taken from Meridian Land Title File No. 60019

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this Improvement location certificate was prepared for Brent Pruett; 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 25, 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

Thomas A. Hoffman  
 441 Mediterranean Way  
 Good Section, CO 81503  
 (970) 243-2150