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|--------|--------|
| FEE \$ | 10.00 |
| TCP \$ | 500.00 |
| SIF \$ | 292.00 |

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

BLDG PERMIT NO. 89358



Your Bridge to a Better Community

BLDG ADDRESS 445 MEDITERRANEAN WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 3418

TAX SCHEDULE NO. 2945-183-09-012 SQ. FT. OF EXISTING BLDGS ~~3320~~

SUBDIVISION RENAISSANCE IN THE REDLANDS TOTAL SQ. FT. OF EXISTING & PROPOSED 3418

FILING 2 BLK 1 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER PRVET HOMES NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 3310 C RD PALISADE, CO 81526 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 434-1862 DESCRIPTION OF WORK & INTENDED USE 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 RSE-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'mt 2

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNEX# _____

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 McBrent P... [Signature] Date 5/6/03

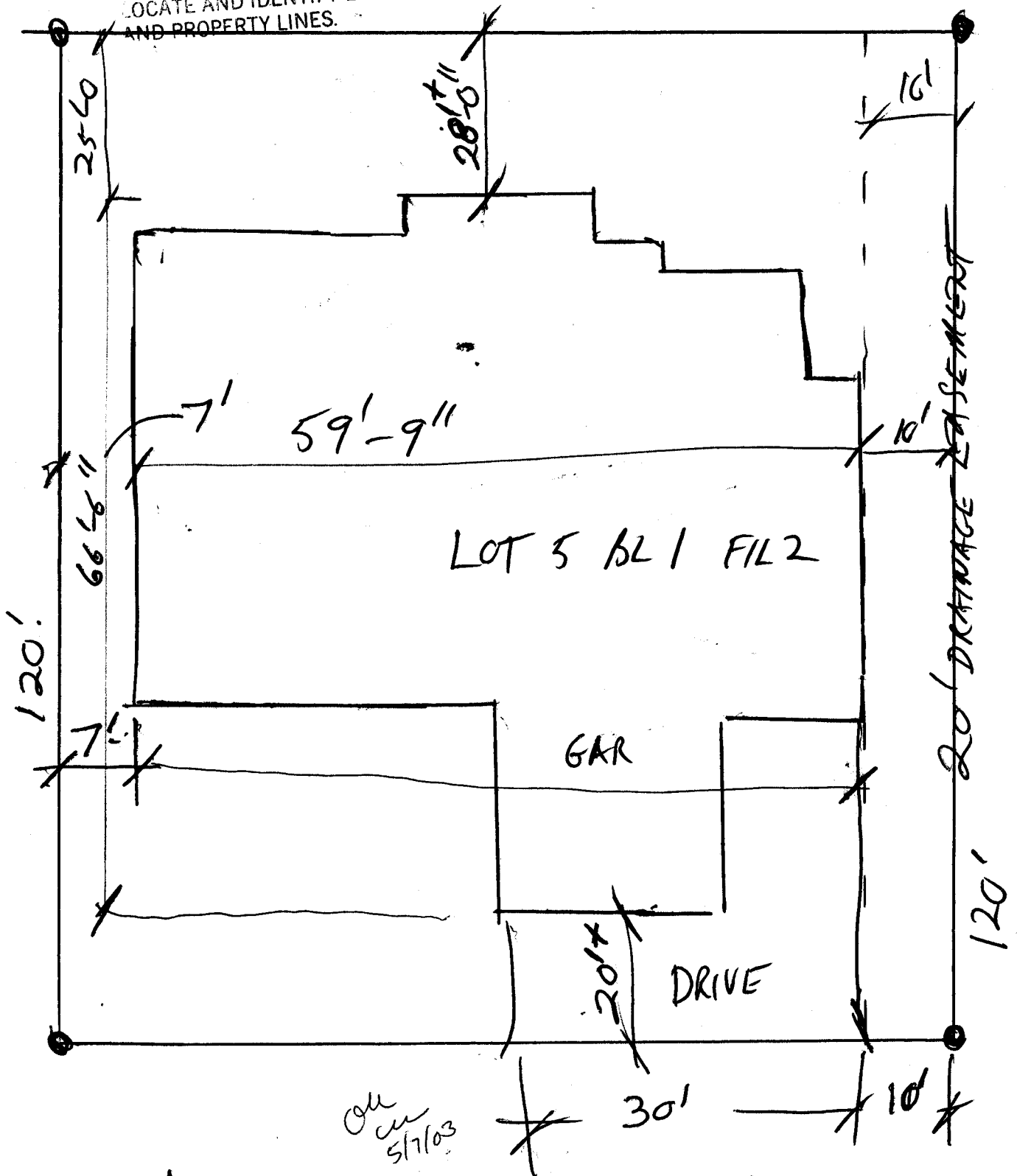
Department Approval Dayleen Henderson [Signature] Date 5-9-03

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>10043</u> |
| Utility Accounting | <u>[Signature]</u> | Date | <u>5/9/03</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)

5-9-03 Gayleen Henderson
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



Call
on
5/17/03

445 MEDITERRANEAN WAY