

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

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

BLDG PERMIT NO. \_\_\_\_\_



Building Address 447 MEDITERRANEAN WAY No. of Existing Bldgs 0 Proposed 1  
 Parcel No. 2945-183-09-013 Sq. Ft. of Existing Bldgs 0 Proposed 2698 SF  
 Subdivision RENAISSANCE FIL 2 Sq. Ft. of Lot / Parcel 9646.8 SF  
 Filing 2 Block 1 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3248 SF

**OWNER INFORMATION:**

Name RAMY VIOT  
 Address 447 MEDITERRANEAN WAY  
 City / State / Zip GJ CO

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name BRENT PRUETT  
 Address 3310 CRD  
 City / State / Zip PALISADE CO 81526  
 Telephone 434-1862

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>R8F-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7/3</u> from PL Rear _____ from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered foundation</u>
Voting District <u>A</u> Driveway Location Approval <u>UU</u> <u>required</u> (Engineer's Initials)	

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 \_\_\_\_\_ Date \_\_\_\_\_  
 Department Approval NA Date \_\_\_\_\_

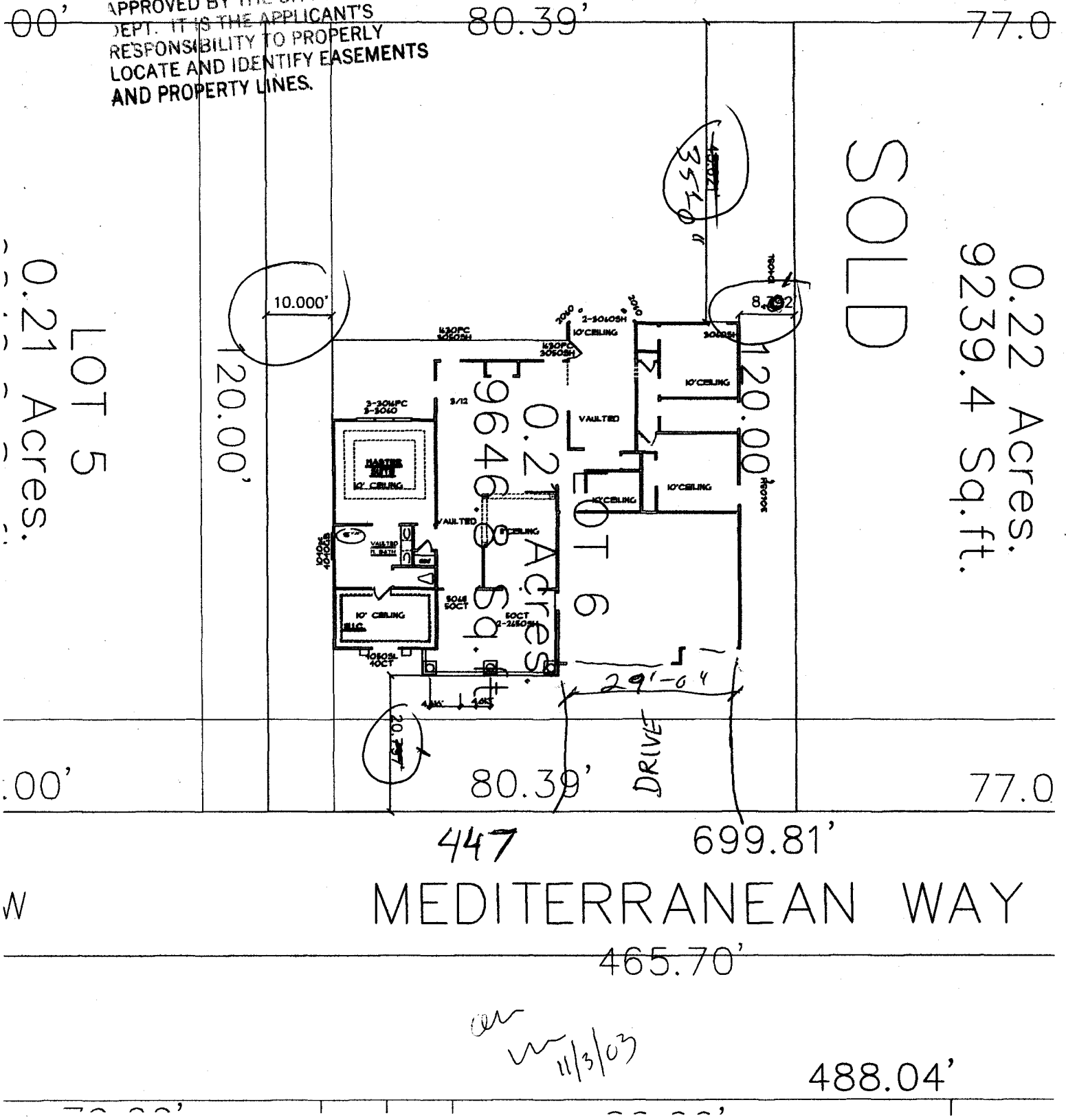
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>46733</u>
Utility Accounting <u>D. Vanover</u>	Date <u>11-15-03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

29415-183-09-013  
447 MEDITERRANEAN WAY

CT A  
Acres.  
1 Sq.ft.

11-13-03  
ACCEPTED *Gayleen Henderson*  
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.



SOLD

0.22 Acres.  
9239.4 Sq.ft.

*or*  
*11/3/03*