

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

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

BLDG PERMIT NO. 88822



Your Bridge to a Better Community

BLDG ADDRESS 453-MEDITERRANEAN WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 2603 SF

TAX SCHEDULE NO. 2945-183-09-016 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION RENAISSANCE IN THE REDLANDS TOTAL SQ. FT. OF EXISTING & PROPOSED 2603 SF

FILING 2 BLK 1 LOT 9 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 3310 C RD PALISADE CO 81526 USE OF EXISTING BUILDINGS SINGLE FAMILY

(1) TELEPHONE 434-1862 DESCRIPTION OF WORK & INTENDED USE NEW CONSTRUCTION RESIDENCE

(2) APPLICANT SAME TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE 434-862

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 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 _____ 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 Brent Pruett Date 4/01/03

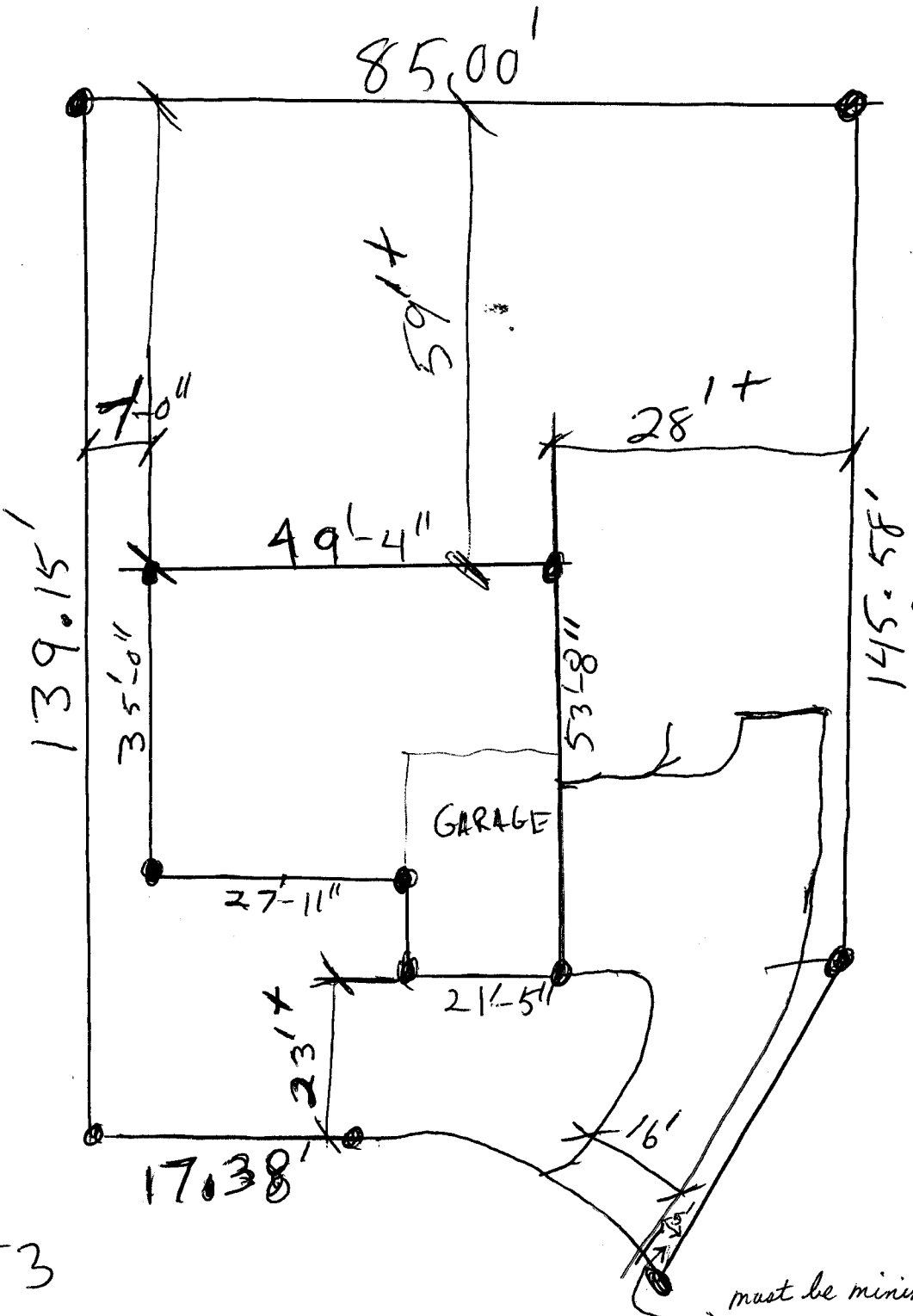
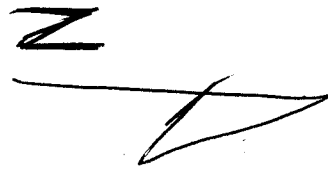
Department Approval C. Faye Date 4/1/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15882</u>
Utility Accounting	<u>CM Cole</u>	Date	<u>4/1/03</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)

2/11/03
 ACCEPTED *P. Faye*
 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.



ole
 ac
 3/28/03

453
 MEDITERRANEAN WAY

must be minimum
 5' between
 edge of driveway and
 edge of property