

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 435 Athens Way SQ. FT. OF PROPOSED BLDGS/ADDITION 322
TAX SCHEDULE NO. 2945-183-10-005 SQ. FT. OF EXISTING BLDGS 2270
SUBDIVISION Renaissance / Redlands TOTAL SQ. FT. OF EXISTING & PROPOSED 2592
FILING _____ BLK 4 LOT 5 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER James M Neely NO. OF BUILDINGS ON PARCEL
Before: 2 After: 2 this Construction
(1) ADDRESS Same as above USE OF EXISTING BUILDINGS Home + shed
(1) TELEPHONE 970 245 5710 DESCRIPTION OF WORK & INTENDED USE attached garage
(2) APPLICANT _____ TYPE OF HOME PROPOSED:
(2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE _____ 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.

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 Snoen Whitefield-Hey Date 6-28-04
Department Approval H.C. Faye Hall Date 7/14/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Overholt</u>		Date <u>7/14/04</u>	

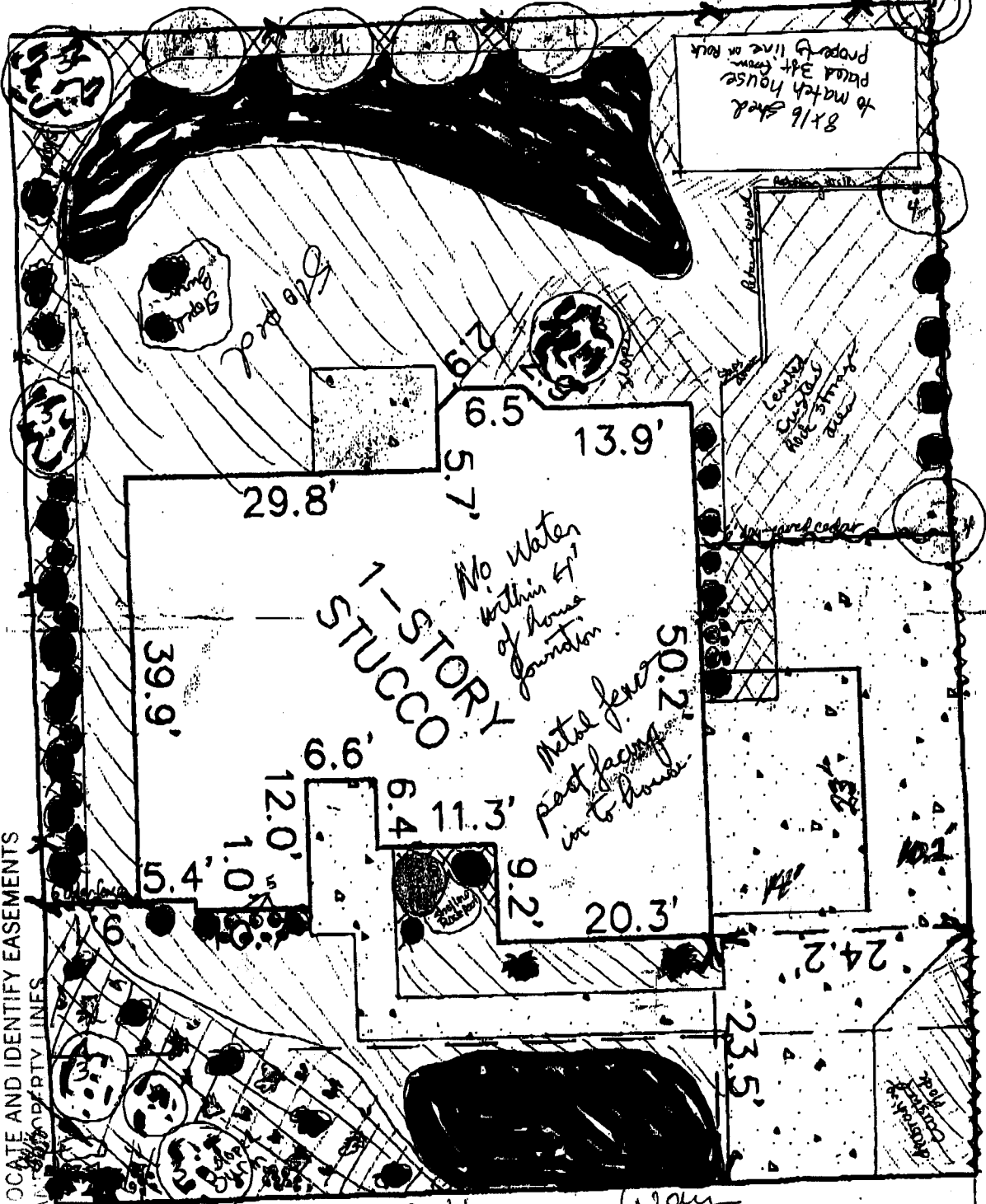
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

N 00.22'00" W

87.50'

angled 45° to
west
0.45'



110.00'

Approved
6-13-03
Denominator
the Pollard
H
46a
JSS

ACCEPTED
7/14/04
C. J. Jay Hall
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

Athena Way

- 1-Spartan Juniper (Evergreen) to 10' high
- 2-Boxwood evergreens to 3' high
- 3-Clump Maple trees to 25' high
- 4-Flowering plums to 20' high
- 5-Red pigmy barberries to 3' high
- 6-Soft leaf yuccas (evergreen) to 4' high
- 7-lace-leaf Japanese Maple to 15' high
- 8-hinoki cypress dwarf evergreen to 3' high
- 9-hinoki cypress evergreen to 10' high

- fine crushed decorative rock
- crushed decorative rock
- curbing
- 6' dog-eared cedar fence

110 00
737
37.3