

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 2221 DA VINCI PLACE No. of Existing Bldgs 0 Proposed _____
Parcel No. 2945-183-11-007 Sq. Ft. of Existing Bldgs 0 Proposed _____
Subdivision RENAISSANCE FIL 2 Sq. Ft. of Lot / Parcel 10,450.9 SF
Filing 2 Block 3 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name BRENT PRUETT
Address 2221 DA VINCI PL
City / State / Zip GRAND JUNCTION, CO. 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAME
Address _____
City / State / Zip _____
Telephone _____

TYPE OF HOME PROPOSED:

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

NOTES: _____

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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Eng. foundation req'd</u>
Voting District <u>A</u> Driveway Location Approval _____ (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 [Signature] Date 12/29/03
Department Approval [Signature] Date 1-20-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16959</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/20/04</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)

DA VINCI PLACE

R/W 283.19'

189.19'

222'

94.59'

DRIVE

LS

FLOW LINE

(R) (R)

0.247 Acres
10450.9 Sq.ft.

65.00'

ATHENS WAY

512.55'

51.2'

old
line
12/29/03

LOT 8

119.59'

LOT 7 BL 3
FIL-2

ACCEPTED *Alisa Wade*
ANY CHANGE OF SPACINGS MUST BE
APPROVED BY THE PLANNING
DEPT. OF THE CITY OF
RESPONSIBLE FOR IDENTIFYING
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.
APPROX. 2189.158 sq.ft.

