

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

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

BLDG PERMIT NO. _____

Building Address 2214 RENAISSANCE Blvd
 Parcel No. 2945-183-09-009
 Subdivision RENAISSANCE
 Filing 2 Block 1 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1
 Sq. Ft. of Lot / Parcel 10,217.2
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3821

OWNER INFORMATION:

Name Cobble Ridge Construction
 Address 3032 I-700
 City / State / Zip Grand Junction, Co 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name GREAT SERVICES
 Address 3032 I-700
 City / State / Zip Grand Junction, Co 81504
 Telephone 434-4616

***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>Engineered Foundations</u>		
Voting District <u>A</u>	Driveway Location Approval <u>U</u>	<u>Required</u>	
(Engineer's Initials)			

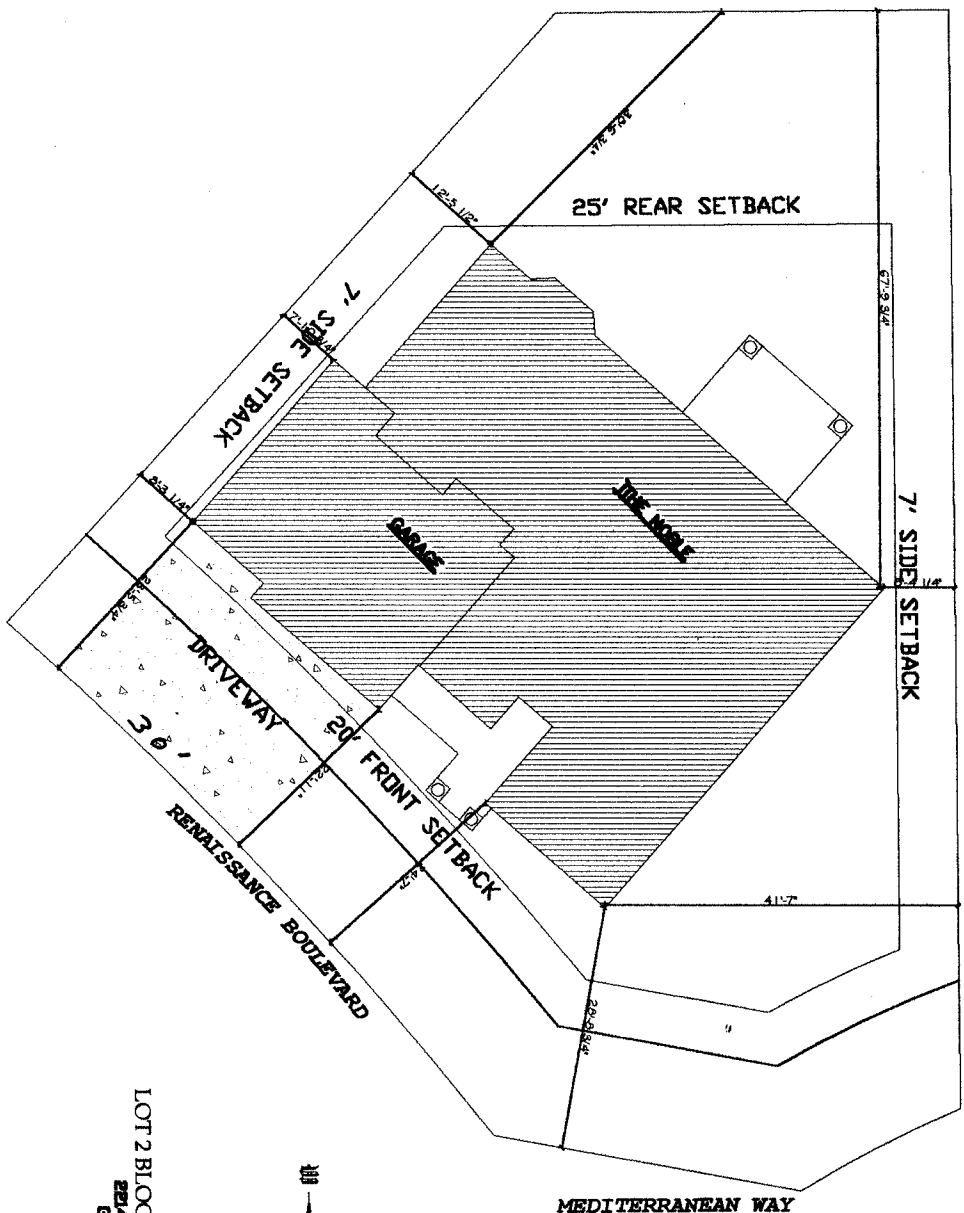
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 5/18/04
 Department Approval [Signature] Date 5-18-04

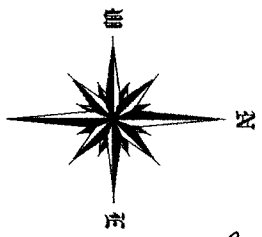
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>7248</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/18/04</u>		

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)



SITE PLAN
SCALE: 1" = 10'

LOT 2 BLOCK 1 RENAISSANCE FILING 2
2214 RENAISSANCE BLVD
GRAND JUNC. COLO
0.25 ACRES
10717.2 Sq.Ft.



SETBACKS
20' FRONT
25' REAR
7' SIDE

5-18-04
ACCEPTED *Gaylean 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.

ok Ull
4/21/04

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GREAT NEW HOUSING PLAN NO. 013-04	2	DATE: 08.15.04	REVISIONS:	DATE:	MODEL: THE NOBLE	COBBLE RIDGE CONSTRUCTION 501 FRUITVALE CT. GRAND JCT. COLO. 81504
		SHEET:	DR:	DATE:	ADDRESS: 2214 RENAISSANCE BLVD. CITY, STATE: GRAND JUNCTION, COLORADO	