

FEE \$ 70.00
 TCP \$ 1500.00
 SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2215 RENAISSANCE BLVD No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-183-10-008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2498
 Subdivision Renaissance / Redland Sq. Ft. of Lot / Parcel 12,686 D
 Filing 2 Block 4 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3800 D

OWNER INFORMATION:

Name TOLMAN BUILDERS
 Address 2664 Paradise DR
 City / State / Zip Grand Jct, Colo

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name John J. Tolman
 Address 2664 Paradise DR
 City / State / Zip Grand Jct, Colo
 Telephone 245-3166 or 201-3377

***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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Engineered Foundation req'd
 Voting District A Driveway Location Approval RAD
 (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 John J. Tolman Date 12-23-04
 Department Approval St Gayleen Henderson Date 12-23-04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 17788
 Utility Accounting (initials) Date 12/23/04

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)

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 Voting District A Driveway Location Approval RAJ
 (Engineer's Initials)

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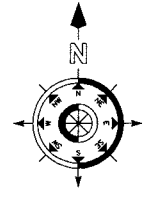
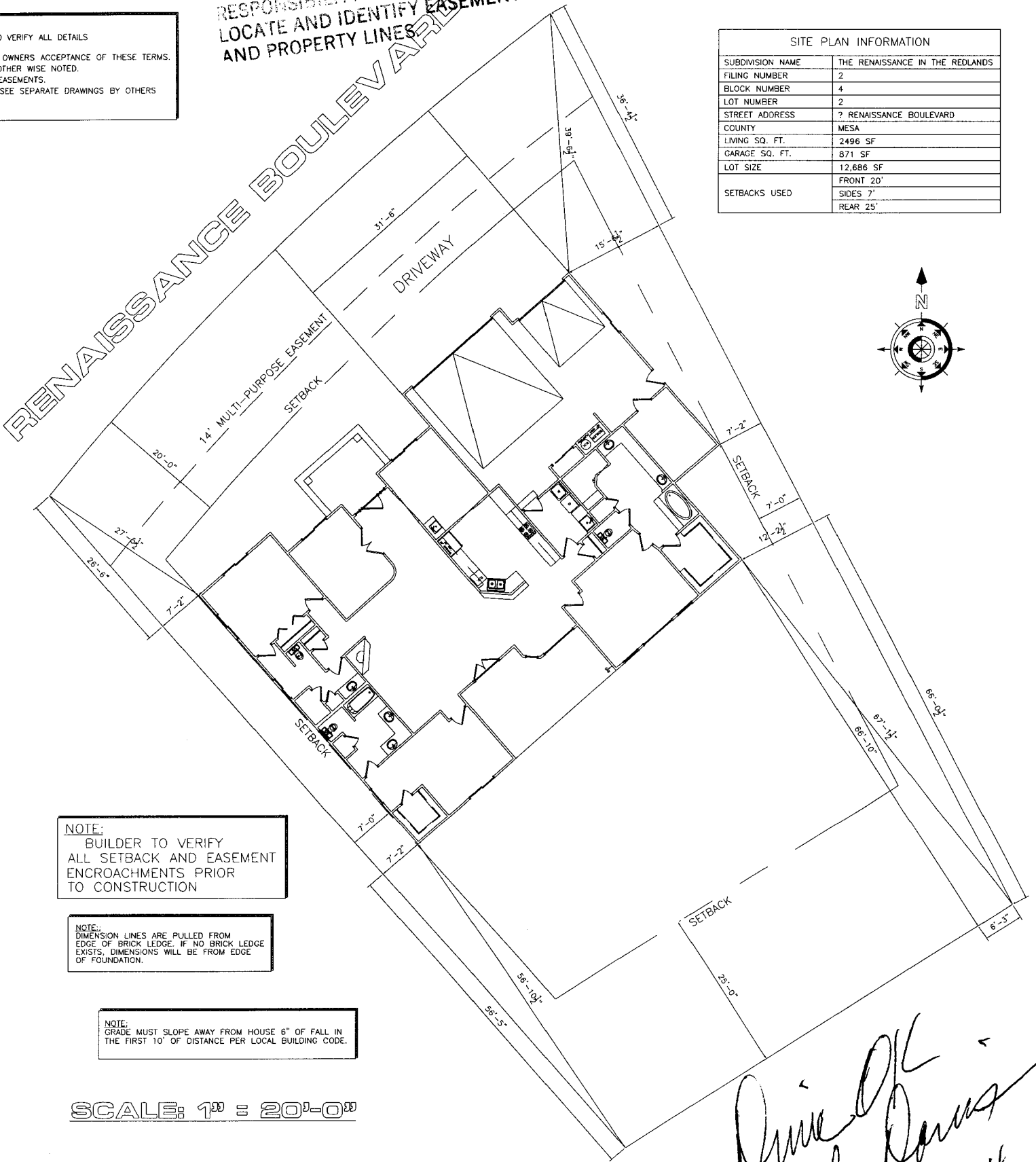
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17788</u>
Utility Accounting <u>(initials)</u>	Date <u>12/23/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
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12-23-04 *Gayleen Henderson*
 ACCEPTED
 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.

VERIFY ALL DETAILS
 OWNERS ACCEPTANCE OF THESE TERMS. OTHER WISE NOTED.
 EASEMENTS.
 SEE SEPARATE DRAWINGS BY OTHERS

SITE PLAN INFORMATION	
SUBDIVISION NAME	THE RENAISSANCE IN THE REDLANDS
FILING NUMBER	2
BLOCK NUMBER	4
LOT NUMBER	2
STREET ADDRESS	? RENAISSANCE BOULEVARD
COUNTY	MESA
LIVING SQ. FT.	2496 SF
GARAGE SQ. FT.	871 SF
LOT SIZE	12,686 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'



NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

SCALE: 1" = 20'-0"

Done OK
Keith Davis
 12-16-04