

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 441 Athens Way SQ. FT. OF PROPOSED BLDGS/ADDITION 3554  
 TAX SCHEDULE NO. 2945-183-11-011 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED 3554  
 FILING 2 BLK 3 LOT 11 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Steve Fitzgerald  
 (1) ADDRESS 202 North Ave #164  
 (1) TELEPHONE 970-243-6006  
 (2) APPLICANT Infinity Builders  
 (2) ADDRESS 202 North Ave #164  
 (2) TELEPHONE 970-248-9708

USE OF EXISTING BUILDINGS \_\_\_\_\_  
 DESCRIPTION OF WORK & INTENDED USE SFR  
 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 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 X 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 Engineered foundation Required.  
 CENSUS A 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).

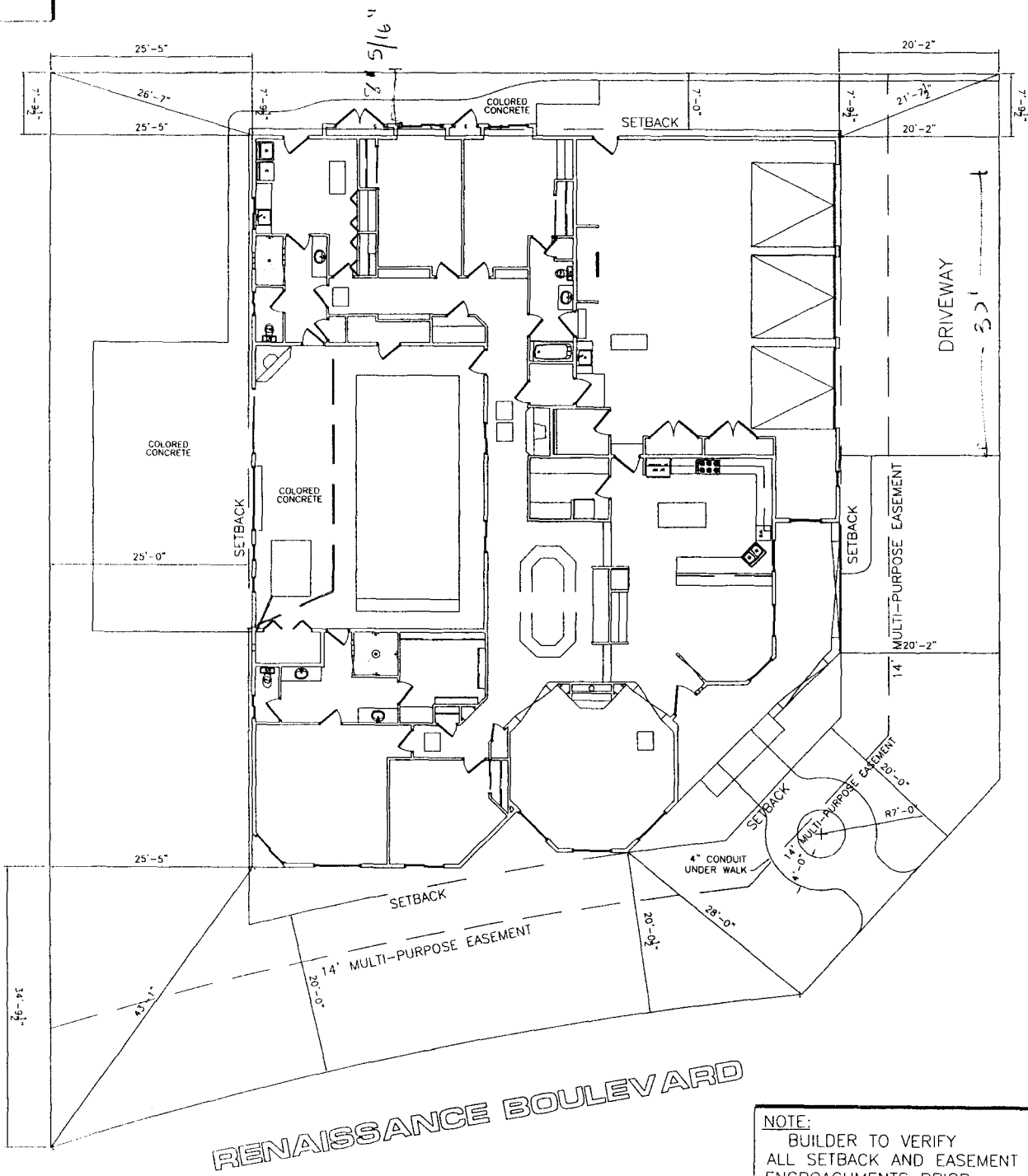
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Melanie Hersh Date 5/9/05  
 Department Approval NA Bayleen Henderson Date 6-23-05

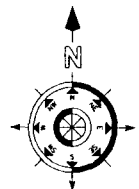
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No:
Utility Accounting		Date	

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)



ATHENS WAY



*drive ok  
see  
5/12/05*

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

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	RENAISSANCE IN THE REDLANDS
FILING NUMBER	2
BLOCK NUMBER	3
LOT NUMBER	11
STREET ADDRESS	441 ATHENS WAY
COUNTY	MESA
GARAGE SQ. FT.	1389 SF
LIVING SQ. FT.	3554 SF
LOT SIZE	14155 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

RENAISSANCE BOULEVARD

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

**SCALE: 1" = 20'-0"**

6-23-05  
**ACCEPTED** *Gayleen 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.