

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

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

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

Building Address 447 MEDITERRANEAN WAY No. of Existing Bldgs 1 No. Proposed 0  
 Parcel No. 2945-183-09-013 Sq. Ft. of Existing Bldgs 2006 Sq. Ft. Proposed 270  
 Subdivision RENAISSANCE Sq. Ft. of Lot / Parcel 9646.8  
 Filing 2 Block 1 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3248  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name JARROD STUDEBAKER  
 Address 447 MEDITERRANEAN WAY  
 City / State / Zip GRAND JUNCTION, CO 81503

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): DECK 270 sq ft

**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 RSF-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES Y NO \_\_\_\_\_  
 Side 7' from PL Rear 25' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District A 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 \_\_\_\_\_ Date \_\_\_\_\_  
 Department Approval C. J. H. Hall Date 7/19/05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date <u>7/19/05</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)

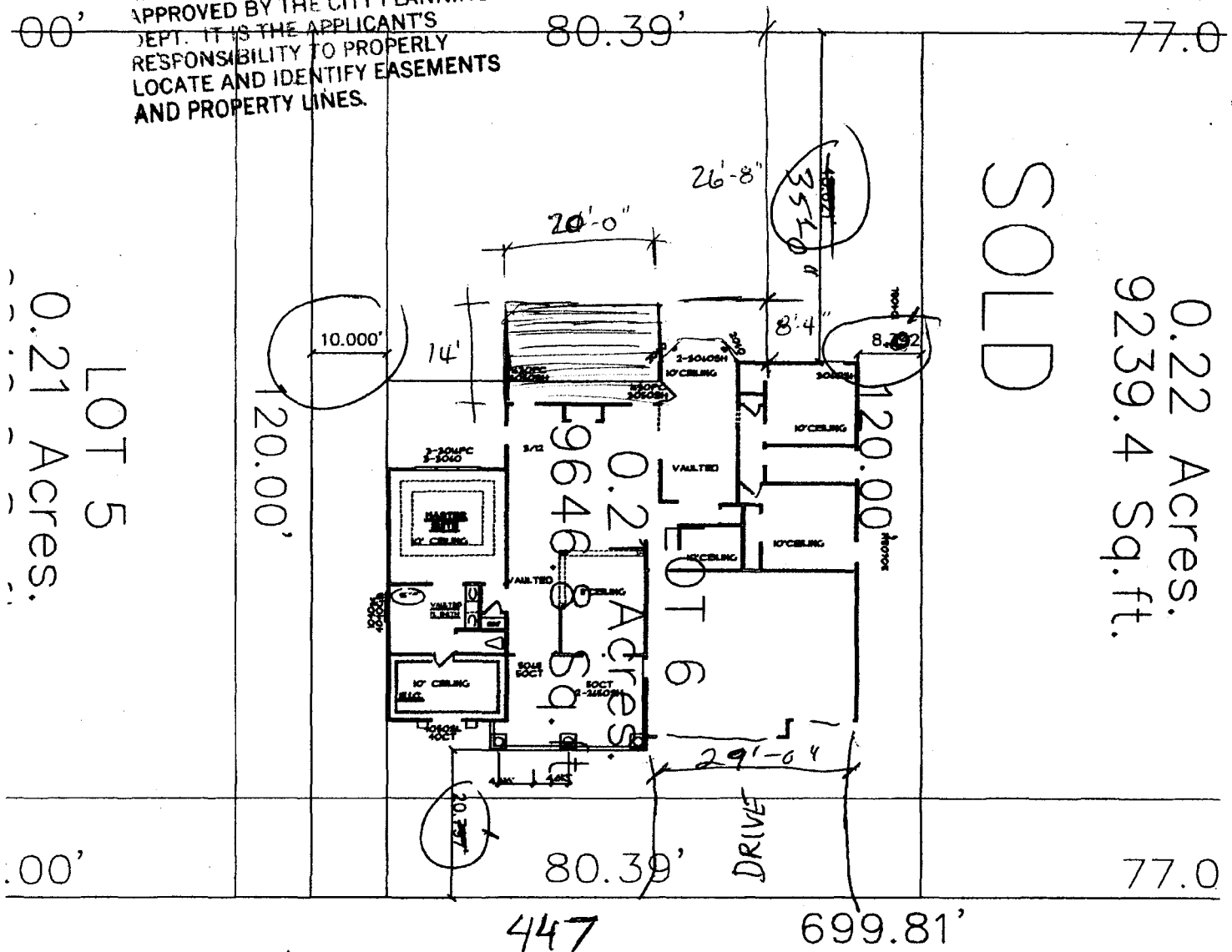
29-15-183-09-013

447 MEDITERRANEAN WAY

CT A  
Acres.  
1 Sq.ft.

11-13-03  
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.



LOT 5  
0.21 Acres.

SOLD

0.22 Acres.  
9239.4 Sq.ft.

447  
MEDITERRANEAN WAY

W  
ACCEPTED *Clay 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.

*W*  
11/3/03

488.04'