

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

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

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

Building Address 2219 Renaissance Blvd No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-183-10-010 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2986  
 Subdivision Renaissance Sq. Ft. of Lot / Parcel 9549  
 Filing 2 Block 4 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~2151~~ 3806 sf  
 Height of Proposed Structure 25 ft

**OWNER INFORMATION:**

Name Orville Petersen / WCI, LLC  
 Address 891 26 1/2 Rd.  
 City / State / Zip G.I. CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Griffin Concepts, Inc.  
 Address 835 E. Yucatan Ct.  
 City / State / Zip G.I. CO 81506  
 Telephone (970) 245-1041

**\*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 X 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 [Signature]  
 (Engineer's Initials)

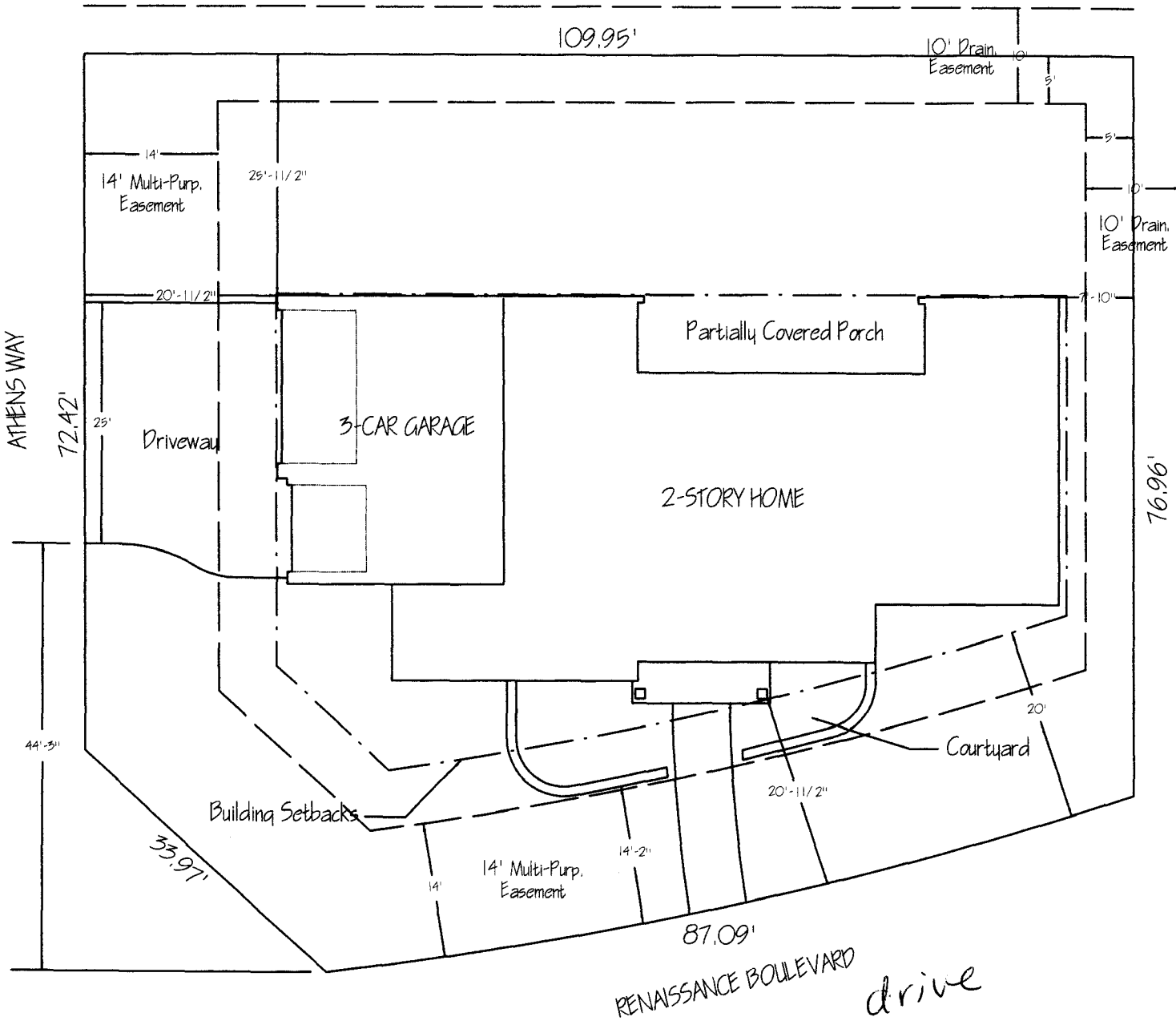
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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] for Rob Griffin Date 8/18/05  
 Department Approval [Signature] Date 9-8-05

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 18375  
 Utility Accounting [Signature] Date 9/6/05

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)



PETERSEN RENAISSANCE: 2986 SF  
 Lot 4, Blk. 4 Renaissance - Filing 2  
 2219 Renaissance Blvd.  
 Grand Junction, CO 81503  
 Mesa County



ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Michelle Wagner*  
 9/6/05

drive  
 ore  
 lee  
 9/6/05