

REP FEES \$ 1539.00  
 SIF TOPS \$ 460.00  
 fee SIF \$ 10.00

# PLANNING CLEARANCE

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

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

Building Address 448 ATHENS WAY No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-1F3-12-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3754  
 Subdivision RENAISSANCE Sq. Ft. of Lot / Parcel 10138  
 Filing II Block 2 Lot 41 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4600  
 Height of Proposed Structure 23'

**OWNER INFORMATION:**

Name PRUETT HOMES LLC  
 Address 3310 C RD  
 City / State / Zip PALISADE CO 81520

**DESCRIPTION OF WORK & INTENDED USE:**

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

**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  NO   
 Side 7 from PL Rear 25 from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions Engineered foundation  
 Voting District A Driveway Location Approval W required  
 (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).

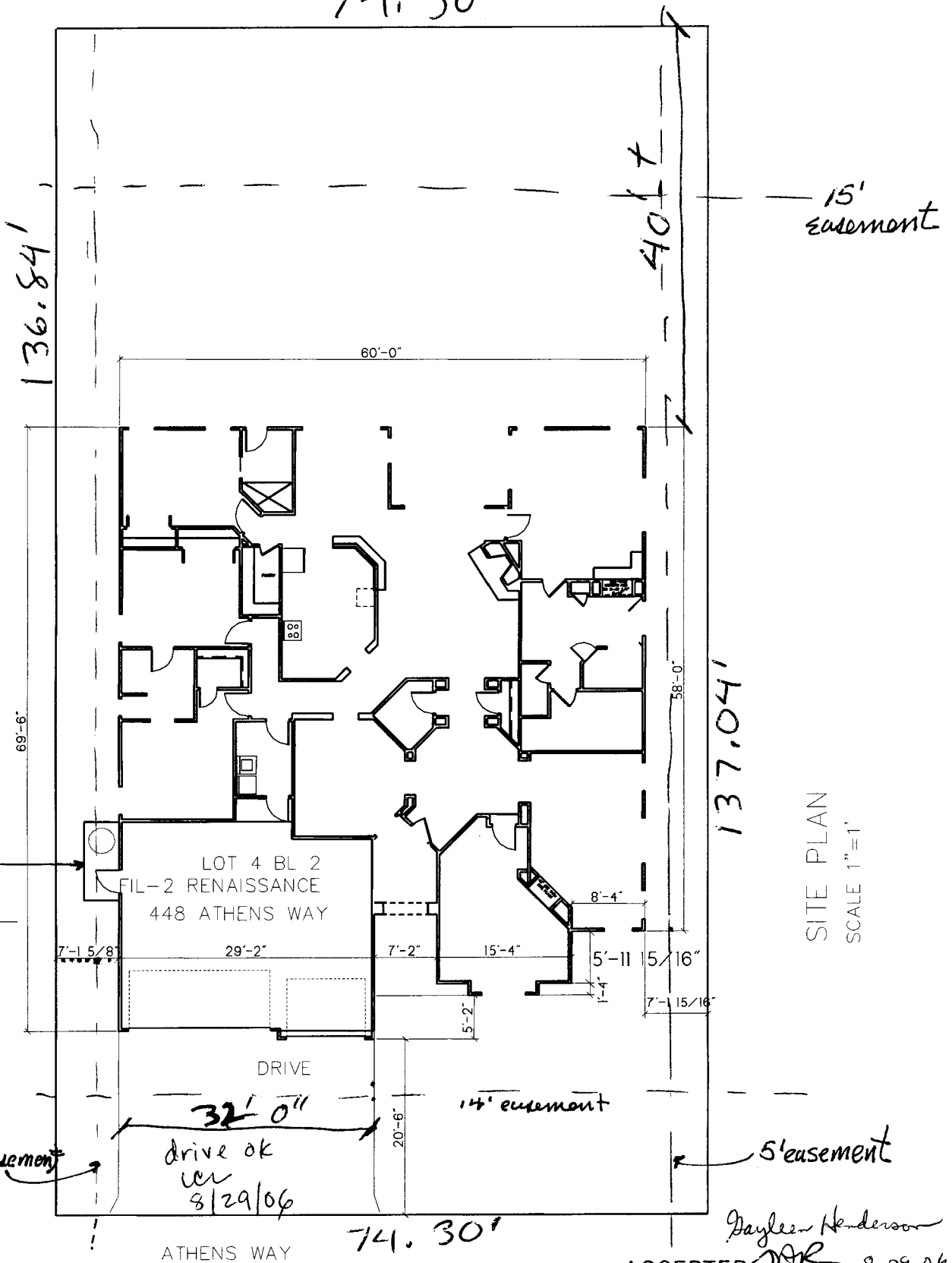
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature M. Brent Pruett Date 8/25/06  
 Department Approval R. Bayless Henderson Date 8-29-06

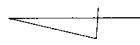
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. C# 19432  
 Utility Accounting Kate G. Sherry Date 8/29/06

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)

74.30'



no cover over patio in easement



Dayleen Henderson

ACCEPTED OAR 8-29-06

448 ATHENS WAY

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.