

FEE \$ 10.5
 TCP \$ 1500.-
 SIF \$ 292.-

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2220 DA VINCI PL No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-183-09-019 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3,000
 Subdivision RENAISSANCE IN THE REDLANDS Sq. Ft. of Lot / Parcel 0.219 AC
 Filing 2 Block 1 Lot 12
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5000 SF
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name PRUETT HOMES LLC
 Address 3310 C RD
 City / State / Zip PALISADE, CO 81526

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 434 1862

*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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Eng. foundations req'd.</u>		
Voting District <u>A</u>	Driveway Location Approval <u>UM</u> (Engineer's Initials)		

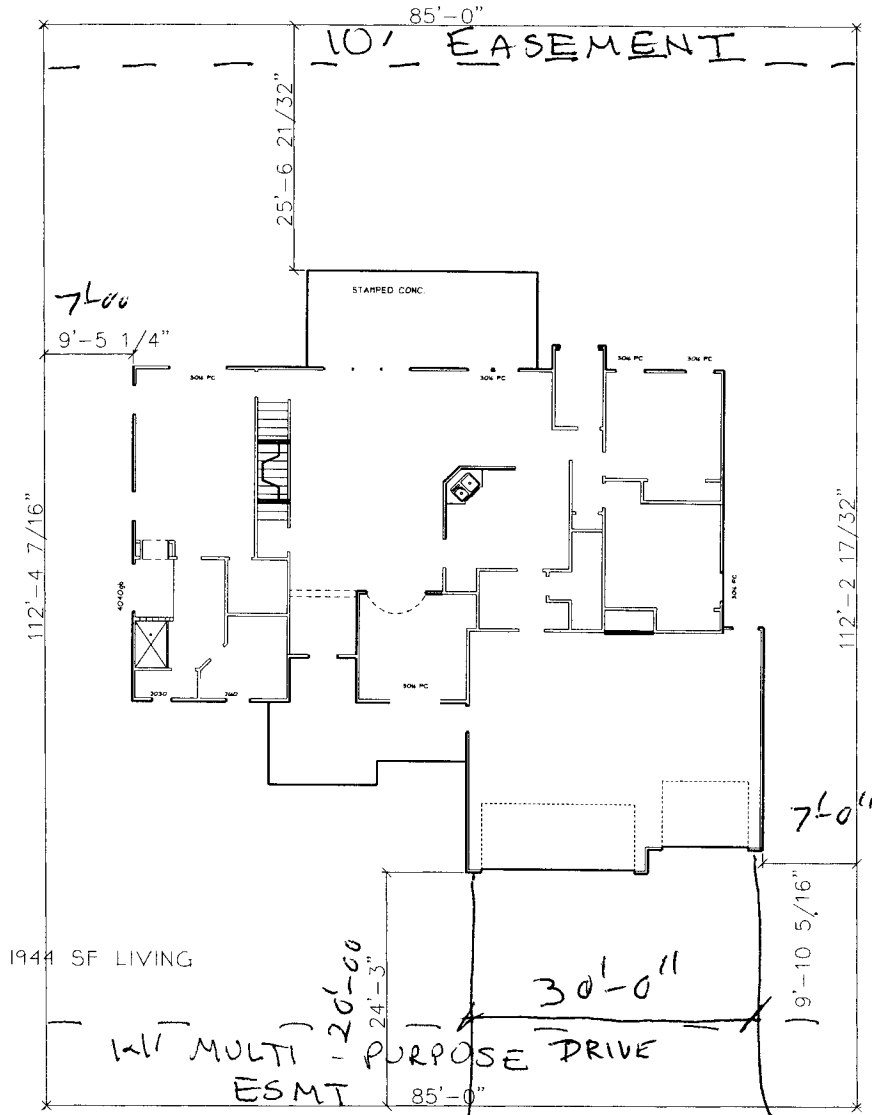
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Pruitt Date 12/19/05
 Department Approval XV Gaylen Henderson Date 12-20-05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>18737</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/3/06</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)



Drive on

ACCEPTED *KV* *Gayle Henderson* 12-20-05
 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.

~~2020~~

2220 DAVINCE PLACE
 LOT 12 BL 1 FIL 2
 RENAISSANCE