

FEE \$	PL w/ App
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. VAR-2007-298

Building Address 2215 Victorian Court
 Parcel No. 2945-183-07-018
 Subdivision Renaissance
 Filing — Block 1 Lot 18

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1934[#] Sq. Ft. Proposed 120[#]
 Sq. Ft. of Lot / Parcel 8494.2
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure less than 35'

OWNER INFORMATION:

Name David M. Finton
 Address 2215 Victorian Court
 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): _____

APPLICANT INFORMATION:

Name David M. Finton
 Address 2215 Victorian Court
 City / State / Zip Grand Junction, CO 81503
 Telephone 243-4191

*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>R-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Received 10% reduction variance</u>
Voting District <u>A</u>	Driveway Location Approval <u>N/A</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 David M. Finton Date 10/24/07
 Department Approval Antonia Costello Date 10/24/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date <u>10/24/07</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)

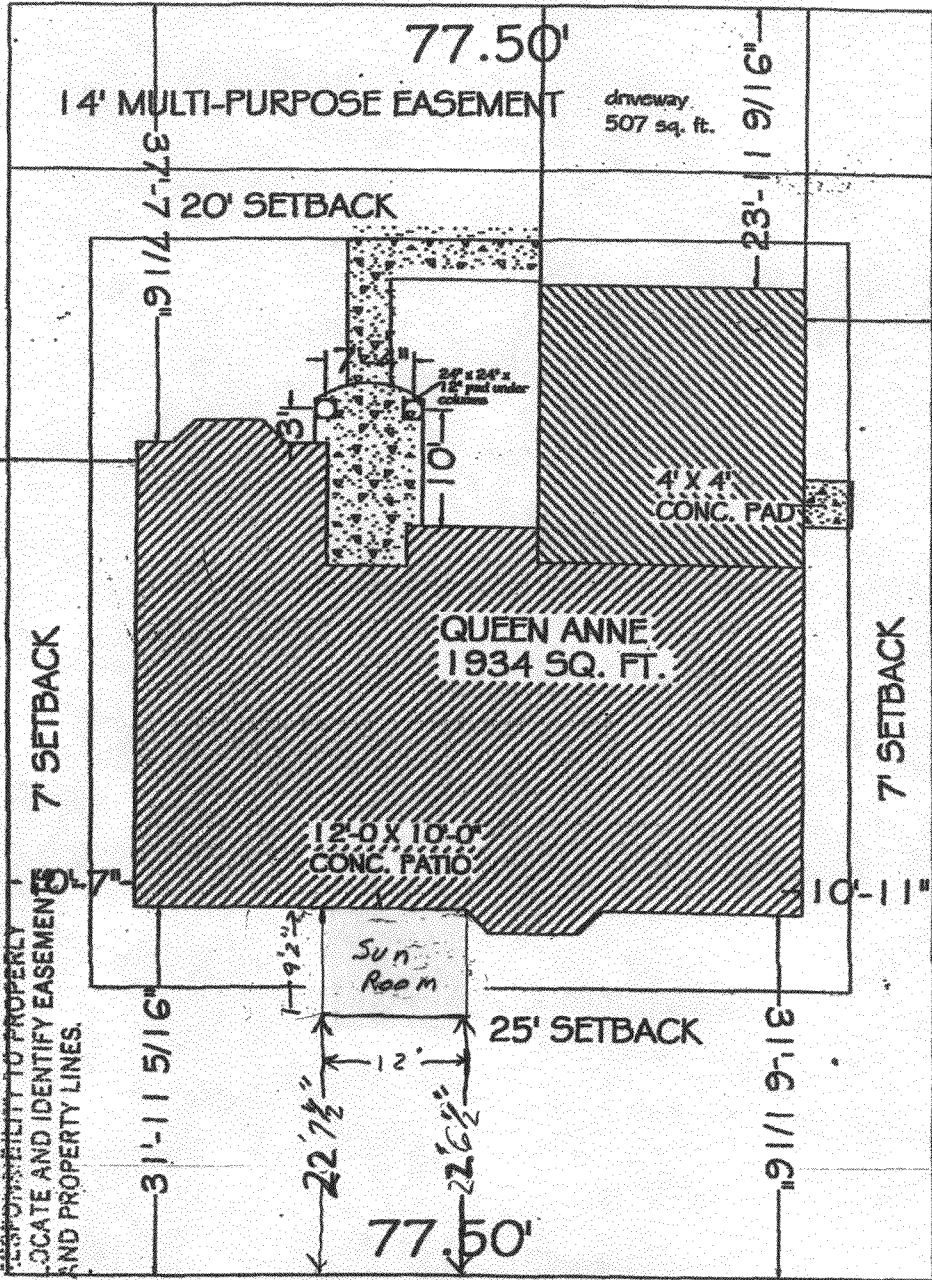
VICTORIAN COURT

COPY

N 89°38'00" E

ACCEPTED *SLC 10/24/07*
 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.

ACCEPTED *State 6/22/00*
 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.



QUEEN ANNE
 2215 Victorian Ct.
 lot 18 block 1

DRIVE OK
EH
 6/19/00

S 89°33'08" W

N 00°22'00" W 109.63'