FEE $ *10.00*	
TCP $ —	
SIF $ *292 00*	

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

BLDG PERMIT NO. *75218*

Your Bridge to a Better Community

BLDG ADDRESS _*444 TUSCANY CT*_   SQ. FT. OF PROPOSED BLDGS/ADDITION _*2082*_

TAX SCHEDULE NO. *2945-183-09-001* SQ. FT. OF EXISTING BLDGS _*0*_

SUBDIVISION _*RENAISSANCE IN THE REDLANDS*_ TOTAL SQ. FT. OF EXISTING & PROPOSED _*2082*_

FILING _*1*_ BLK _*3*_ LOT _*1*_ NO. OF DWELLING UNITS:
Before: _*0*_ After: _*1*_ this Construction

(1) OWNER _*BRENT PRUETT*_   NO. OF BUILDINGS ON PARCEL
Before: _*0*_ After: _*0*_ this Construction

(1) ADDRESS _*3310 C RD PALISADE CO 81526*_

(1) TELEPHONE _*434-1562*_   USE OF EXISTING BUILDINGS _*N/A*_

(2) APPLICANT _*SAME*_   DESCRIPTION OF WORK & INTENDED USE _*NEW SINGLE FAMILY HOME*_

(2) ADDRESS _____   TYPE OF HOME PROPOSED:
_*X*_ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)

(2) TELEPHONE _____
_____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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*_

SETBACKS: Front _*20'*_ from property line (PL)
or ____ from center of ROW, whichever is greater

Side _*25'*_ from PL, Rear _*7'*_ from PL

Maximum Height _*35'*_

Maximum coverage of lot by structures _*50%*_

Permanent Foundation Required: YES _*X*_ NO ____

Parking Req'mt _*2*_

Special Conditions _____

CENSUS _*1401*_ TRAFFIC _*003*_ ANNX# _____

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 _*5/17/2000*_

Department Approval _*Tisha Hagun*_   Date _*5/17/00*_

additional water and/or sewer tap fee(s) are required:	YES	NO _/_	W/O No *3110*
Utility Accounting _*Dottie Vanaupol*_		Date _*5/17/00*_	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning)   *(Yellow: Customer)*   *(Pink: Building Department)*   *(Goldenrod: Utility Accounting)*

N

4

13,193 SQ.

Drive OK
Eno Plk 5/12/00

129'-4 13/16"

CANTILIVER
OVER FOUNDATION

26'-3 3/16"

59'-0"

41'-9 9/32"

CHORD N
BRG
78.44
72.22'

31'-7 21/32"

33'-0"

97'-6 15/32"

Lot 1 Bl. 3
Fil I Renaissance
In the Redlands

34'-10 5/16"

GAR

drive way

16"

10'

24'-0"

23'-2 21/32"

3'½' WALK

14' - MULTIPURPOSE EASEMENT

100'-0 5/8"

TUSCANY COURT

449
TUSCANY CT