

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 75727



ex

Your Bridge to a Better Community

BLDG ADDRESS 445 TUSCANY CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2626
 TAX SCHEDULE NO. 2945-183-09-005 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION RENAISSANCE IN THE REDLAND TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING I BLK 3 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER VIOLET & WENSTON JAMES NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 445 TUSCANY CT G.I. CO USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 434-7629 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY HOME
 (2) APPLICANT BRENT PRUETT TYPE OF HOME PROPOSED:
 (2) ADDRESS 3310 C RD. PALISADE Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 434-1862 _____ Other (please specify) _____

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 _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 1401 TRAFFIC U3 ANNEX# _____

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 Brent Pruett Date 6/24/2008
 Department Approval C. Fay Date 7/3/08

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O NO
Utility Accounting	<u>Redacted</u>	Date	<u>7/3/08</u>

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)

445 Tuscany Dr.

ACCEPTED *C. Jay Wilson*
ANY CHANGE OF SETBACKS MUST
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



DRIVE OK
EH

6/26/00

LOT 5 BL 3

WATER LINE

19'-11 15/16"

23'-6 7/8"

TUSCANY COURT

SEWER LINE

25'-10 23/32"

26'-7 27/32"

BSC

Renaissance Blvd

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



DRIVE OK
S/H

6/26/00

LOT 5 BL 3

33" ±
revised
4.6.
7/6/00

25'-10 23/32"

WATER LINE

19'-11 15/16"

23'-8 7/8"

23'-0"
Revised
Ronne
7/6/00

TUSCANY COURT

SEWER LINE

9.5' ±
23'

26'-7 27/32"

BSA

Renaissance Blvd
watchout for paving roads & take
minimum setback in rear is 25' 4PL. take
Front Setbacks are 20' from property line
minimum. Ronne