

FEE \$	10 -
TCP \$	0 -
SIF \$	292 -



BLDG PERMIT NO. 75921

et

**PLANNING CLEARANCE**

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

BLDG ADDRESS 2216 Tuscany Ave TAX SCHEDULE NO. 2945-183-10-003  
 SUBDIVISION Renaissance SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2002  
 FILING BLK 4 LOT 3 SQ. FT. OF EXISTING BLDG(S) n/a  
 (1) OWNER Heinemann NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 200 Grand Ave #316  
 (1) TELEPHONE 243-1985 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION  
 (2) APPLICANT Austin & Augusta USE OF EXISTING BLDGS SFR  
 (2) ADDRESS 200 Grand Ave #316 DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 243-1985 New Construction

**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) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 7' from PL Rear 25' from PL  
 Maximum Height 35' CENSUS 1401 TRAFFIC 03 ANN#

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 [Signature] Date \_\_\_\_\_

Department Approval [Signature] Date 11/1/00

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 13239

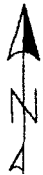
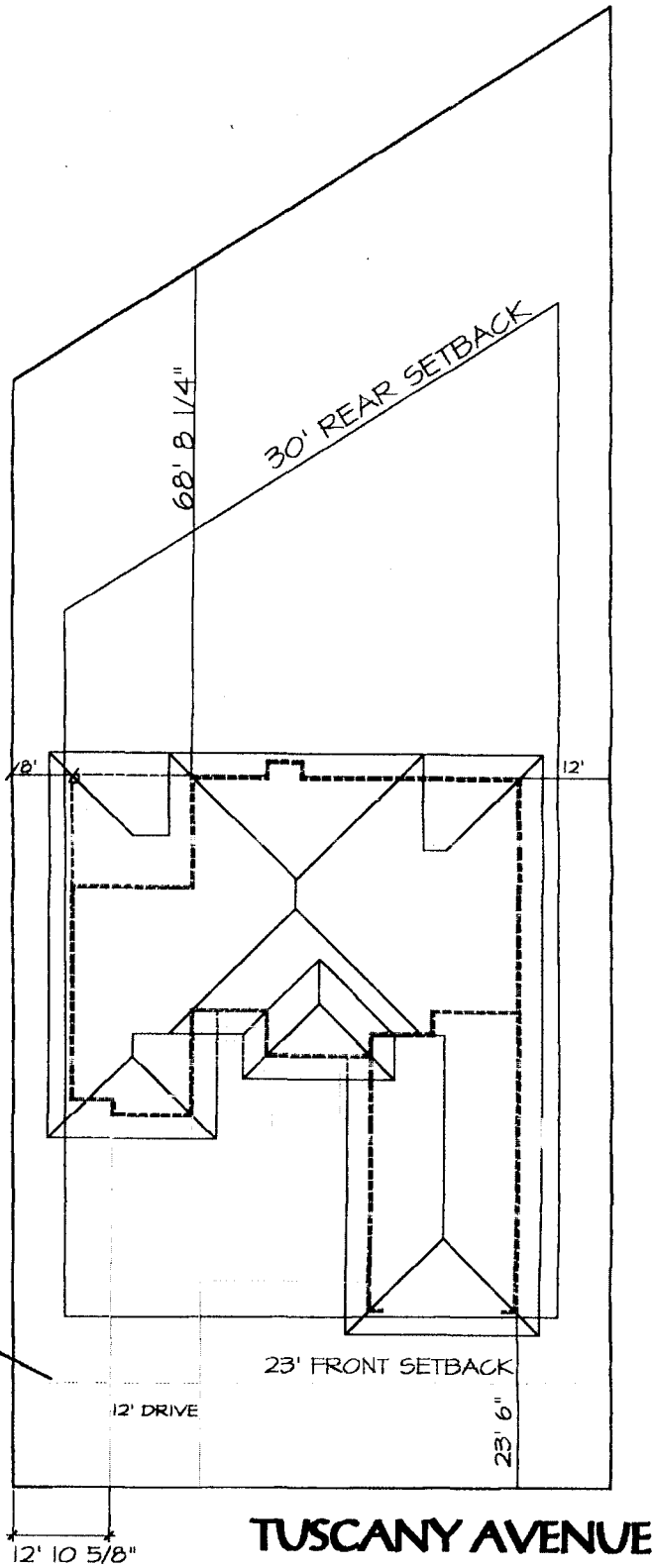
Utility Accounting [Signature] Date 7/1/00

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)



*Revised site plan - still meets requirements*  
*Romnie 7/20/00*  
 ACCEPTED  
 ANY CHANGE OF SETBACKS WILL BE  
 THE RESPONSIBILITY OF THE APPLICANT'S  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES. 244-1430



14' MULTI PURPOSE  
EASEMENT

23' FRONT SETBACK

12' DRIVE

23' 6"

12' 10 5/8"

**TUSCANY AVENUE**

**SITE PLAN**

SCALE: 1" = 20'

*Revised Drive layout*  
*Per R.D. - Romnie*  
*7/20/00*

AUSTIN & AUGUSTA DESIGN  
 2216 TUSCANY AVENUE  
 LOT 3, BLOCK FOUR  
 RENAISSANCE IN THE REDLANDS