

FEE \$	10.00
TCP \$	-
SIF \$	292.00

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

NH
 BLDG PERMIT NO. 74396



Your Bridge to a Better Community

BLDG ADDRESS 2217 TUSCANY AVE. SQ. FT. OF PROPOSED BLDGS/ADDITION 2,500
 TAX SCHEDULE NO. 2945-183-07-008 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION RENAISSANCE IN THE REDLANDS TOTAL SQ. FT. OF EXISTING & PROPOSED 2,500
 FILING 1 BLK 1 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER MECOLAND NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3310 C RD. PALISADE, CO 81526 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 434-1862 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY HOME
 (2) APPLICANT BRENT PRUETT TYPE OF HOME PROPOSED:
 (2) ADDRESS SAME AS ABOVE Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE 11 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 35%
 SETBACKS: Front 23' from property line (PL) Permanent Foundation Required: YES NO
 or 45' from center of ROW, whichever is greater
 Side 7' from PL, Rear 30' from PL Parking Req't 2
 Maximum Height 32' Special Conditions _____
 CENSUS 03 TRAFFIC 1401 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 M Brent Pruett Date 3/19/00
 Department Approval Wishu Chagon Date 3/24/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>12967</u>
Utility Accounting <u>Marshall Cole</u>		Date <u>3/24/00</u>	

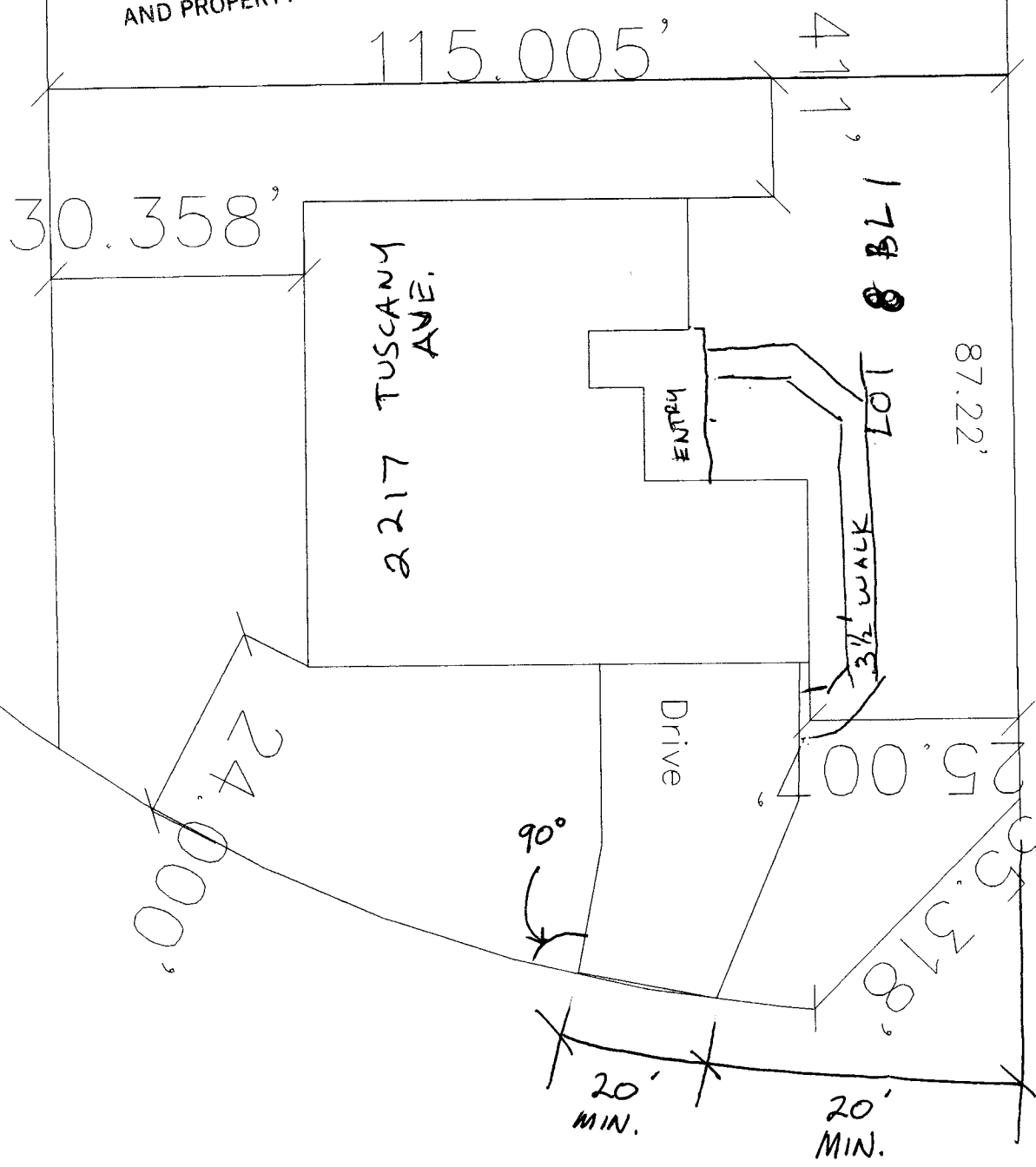
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED
 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.

Y/Isler 3/24/00

LOT 7
 178
 BL 1



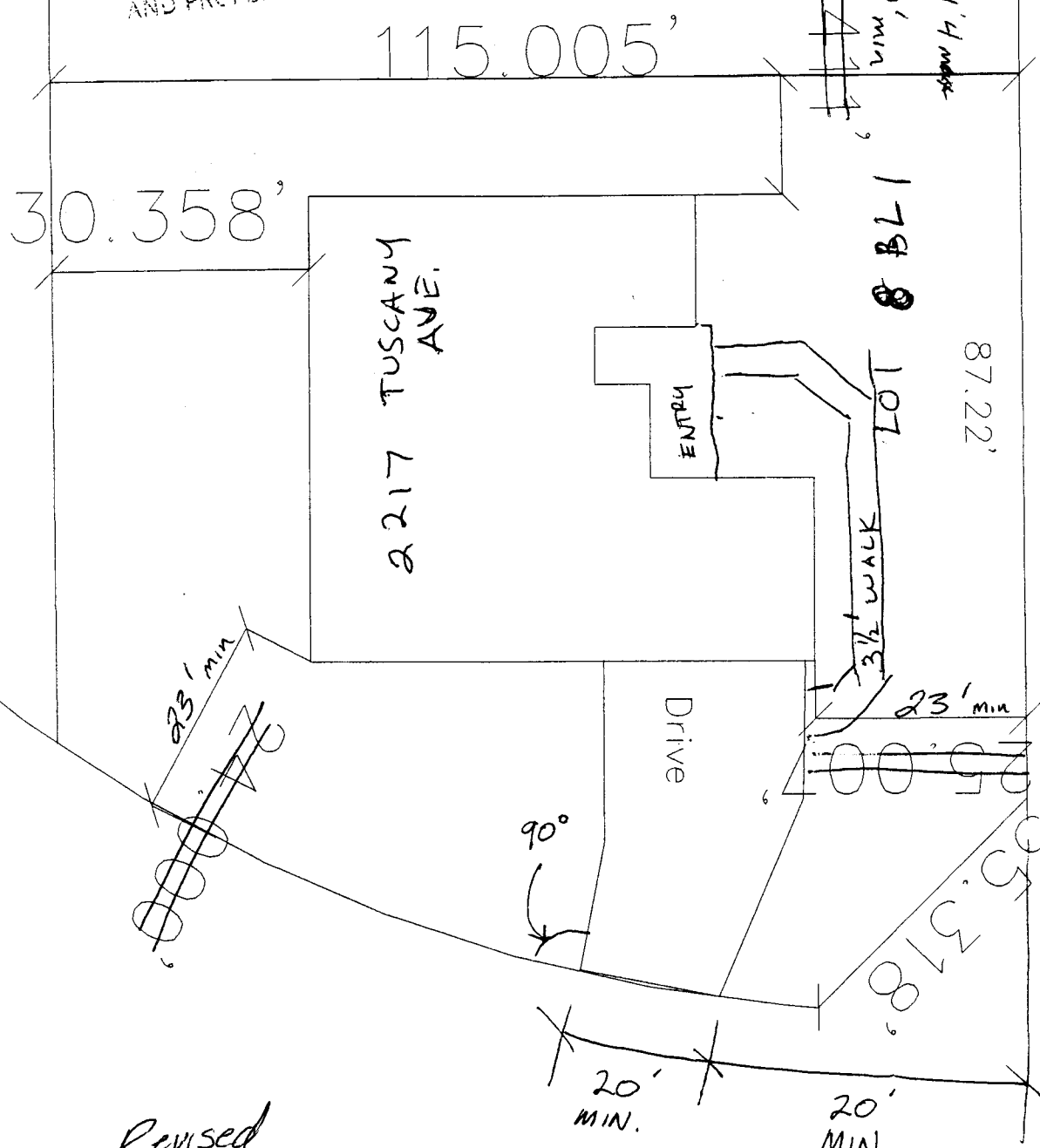
DRIVE OK AS DIMENSIONED

Erud Ah
 3/9/00

SCALE = 1" = 20'
 SITE PLAN LOT 8 BL-1 FL 1 RENAISSANCE IN THE REDLANDS,
 2217 TUSCANY AVE

1" = 20'

ACCEPTED SLC 3/24/00
 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.



2217 TUSCANY AVE
 LOT 8 BL 1 RENAISSANCE IN THE REDLANDS,
 SCALE 1"=20'
 SITE PLAN

Revised
 ACCEPTED SLC 3/29/00
 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.

DRIVE OK AS DIMENSIONED
 Eric [Signature]
 3/9/00

00011