

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 73464



Your Bridge to a Better Community

BLDG ADDRESS 2218 Tuscany SQ. FT. OF PROPOSED BLDGS/ADDITION 1795-649
 TAX SCHEDULE NO. 2945-183-10-004 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED 1795
 FILING 1 BLK 4 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Chuck Fox NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 1920 Barberry Ct 81526 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 970-245-3767 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT Owner TYPE OF HOME PROPOSED:
 (2) ADDRESS same Site Built Manufactured Home (UBC)
 (2) TELEPHONE same Manufactured Home (HUD)
 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 _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS 1401 TRAFFIC 63 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 Charles J. Fox Date 1-12-2000
 Department Approval Bonnie Edwards Date 1-13-2000

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12788</u>
Utility Accounting <u>Dobi Overholt</u>	Date <u>1-13-2000</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)

