

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 75124



Your Bridge to a Better Community

BLDG ADDRESS 2219 TUSCANY AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 2050  
 TAX SCHEDULE NO. 2945-183-08-004 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION RENAISSANCE TOTAL SQ. FT. OF EXISTING & PROPOSED 2050  
 FILING 1 BLK 2 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER KODIAK CUSTOM HOMES NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 420 ORCHARD AVE USE OF EXISTING BUILDINGS RESIDENTIAL  
 (1) TELEPHONE 256-1038 DESCRIPTION OF WORK & INTENDED USE Home  
 (2) APPLICANT JANNE TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ 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

PAID  
MAY 16 2000

ZONE RSF-4 Maximum coverage of lot by structures \_\_\_\_\_  
 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 \_\_\_\_\_  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 CENSUS 1401 TRAFFIC 103 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 5-16-00  
 Department Approval [Signature] Date 5-16-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13108</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/16/00</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)

2945-183-08-009

TUSCANY AVENUE

15.66'

14' MULTI-PURPOSE EASEMENT

DRIVEWAY

3 CAR GARAGE

RENAISSANCE SUBDIVISION  
2219 TUSCANY AVENUE  
FILING ONE, BLOCK TWO, LOT FOUR  
11,972 SQ FT SCALE 1"=20'

23'6"

HOUSE FOOTPRINT

10' DRAINAGE EASEMENT

24.8'

36.64'

20'

20'

13'9"

10' DRAINAGE EASEMENT

60.04'

MONTERO STREET

DRIVE OK  
Eric [Signature]  
5/15/00

5-16-00

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.