

FEE \$	1000
TCP \$	0
SIF \$	29200

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

BLDG PERMIT NO. 76413



Your Bridge to a Better Community

BLDG ADDRESS 302⁰⁰ 2221 TOSLANI SQ. FT. OF PROPOSED BLDGS/ADDITION 1700 UP 1700 undermined
w/structure

TAX SCHEDULE NO. 2945 183 08 005 SQ. FT. OF EXISTING BLDGS NONE

SUBDIVISION RENAISSANCE TOTAL SQ. FT. OF EXISTING & PROPOSED 3400

FILING 1 BLK 2 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER GORDON BROKOW NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2558 JAVIER DR
81565 USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 255-1959 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY

(2) APPLICANT FRIBESTYLE TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 121 CHIPETA

(2) TELEPHONE 243-0929

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 _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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 Easement on S & W sides

CENSUS 1401 TRAFFIC 63 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 [Signature] Date 8-14-00

Department Approv. [Signature] Date 8-17-00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>327</u>
Utility Accounting:	<u>Marshall Cole</u>		Date <u>8/19/00</u>

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

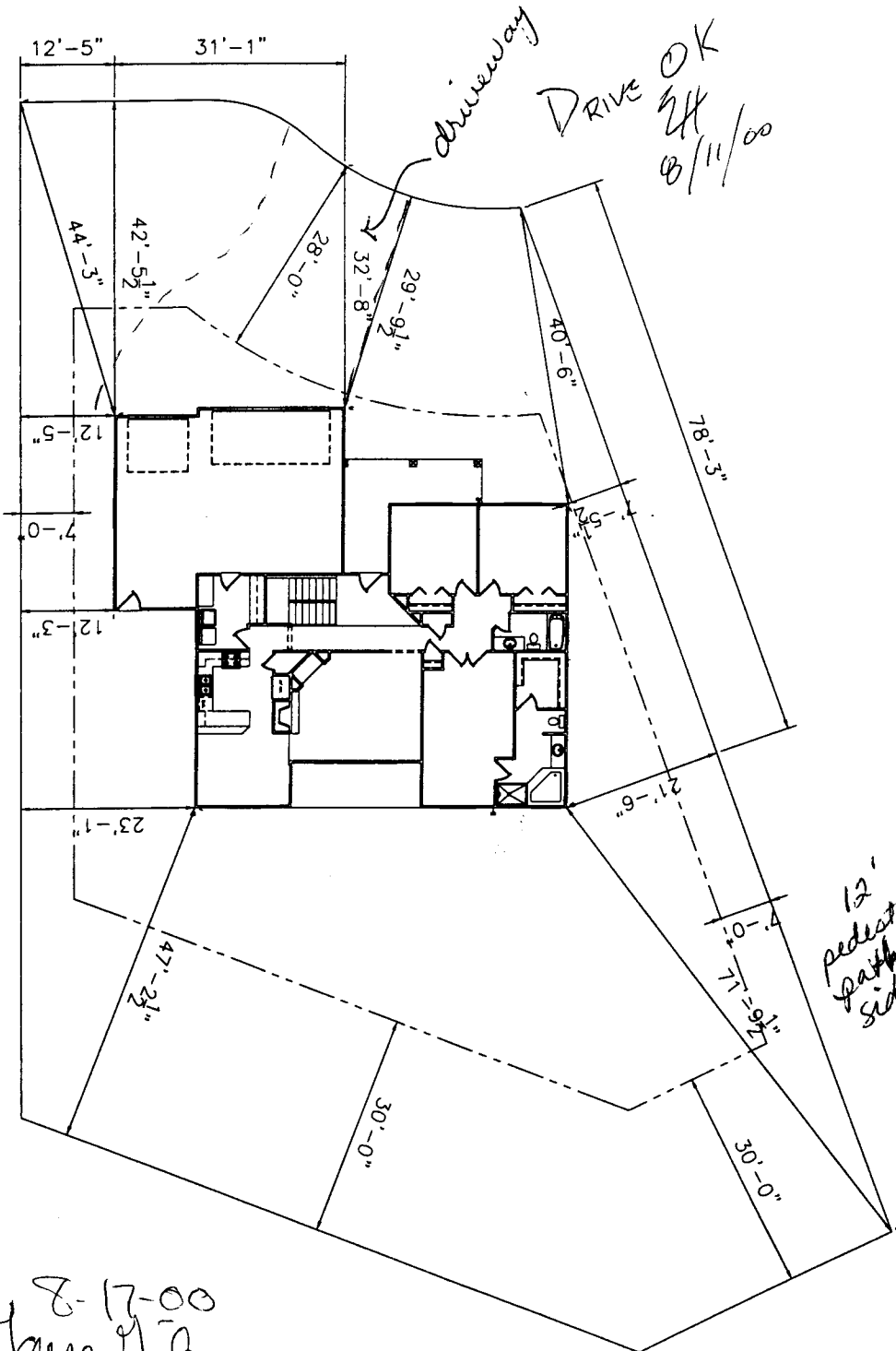
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTICE:
IT IS THE RESPONSIBILITY OF THE APPLICANT OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.

BLOCK TWO
LOT 5

THE RENAISSANCE IN THE REDLANDS

TUSCANY AVENUE



FLOOR PLAN
SCALE: 1/4" = 1'-0" (EXCEPT WHERE NOTED)

ACCEPTED *C. Taylor Gibson*
 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.

8-17-00