

FEE \$	10.00
TCP \$	2
SIF \$	292.00

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

BLDG PERMIT NO. 79469



Your Bridge to a Better Community

BLDG ADDRESS 447 Tuscan Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2507^{sq}

TAX SCHEDULE NO. 2945-183-09-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED 2507^{sq}

FILING BLK 3 LOT 4 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

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

(1) ADDRESS C/O Austin & Augusta USE OF EXISTING BUILDINGS SFH

(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT Austin & Augusta TYPE OF HOME PROPOSED: APR 17 2001 PATD
 Site Built Manufactured Home (JBC)

(2) ADDRESS 607 S. 7th Manufactured Home (HUD)

(2) TELEPHONE 243-1985 Other (please specify) TB

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 25' 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 _____

CENSUS 63 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).

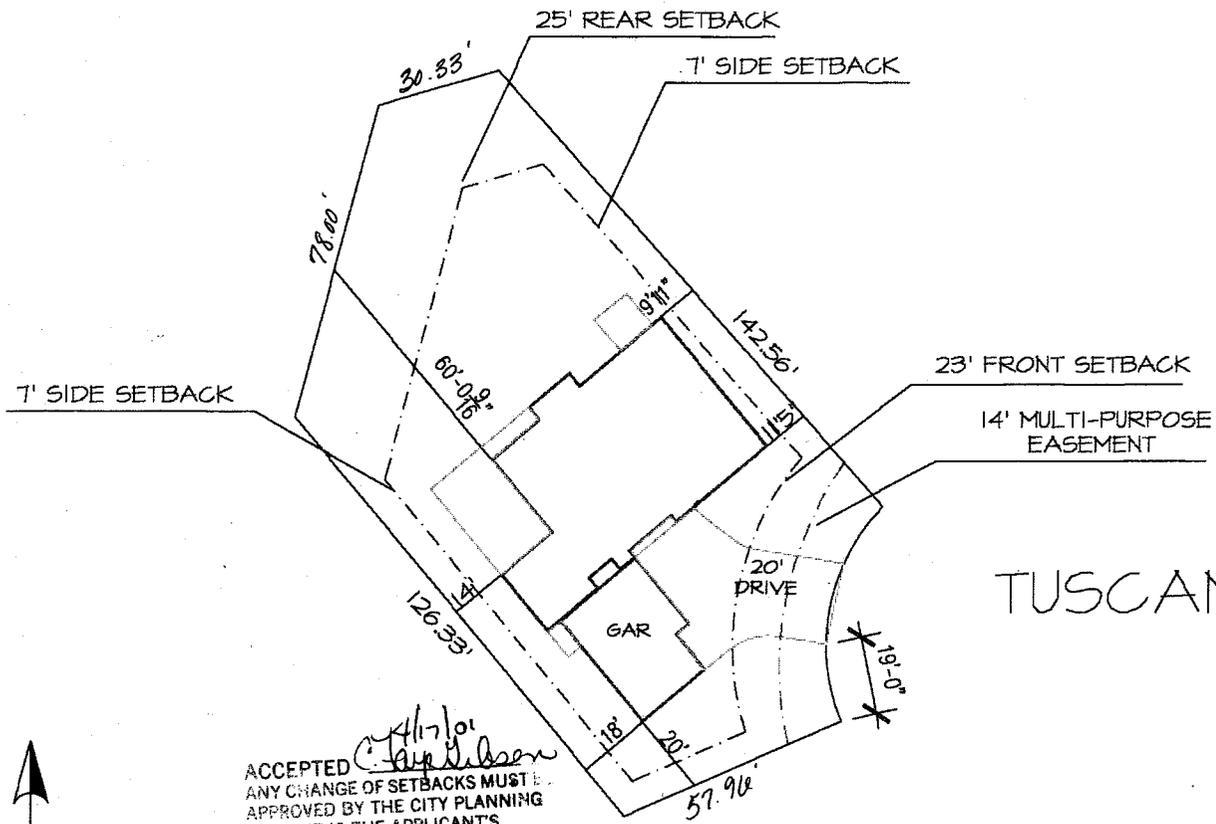
Applicant Signature [Signature] Date 4-17-01

Department Approval [Signature] Date 4/17/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13908</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/17/01</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)



TUSCANY CT.

SOLAWETZ
 LOT 4, BLOCK THREE
 THE RENAISSANCE IN THE REDLANDS
 447 TUSCANY COURT

ACCEPTED *4/17/01*
[Signature]
 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
 DRD
 5/17/01



SITE PLAN

SCALE: 1" = 30'