

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 78529



Your Bridge to a Better Community

BLDG ADDRESS 440 Tuscany Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2337
 TAX SCHEDULE NO. 2945-183-09-003 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED 2337
 FILING 1 BLK 3 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Castle Homes Inc. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 202 North Ave #164 USE OF EXISTING BUILDINGS NO
 (1) TELEPHONE 248-9703 DESCRIPTION OF WORK & INTENDED USE SFR
 (2) APPLICANT Owner TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ 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 50%
 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 35' Special Conditions _____
 CENSUS 1401 TRAFFIC 03 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 Melanie D. Hays Date 1-31-01
 Department Approval Bill Nish Date 2-5-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>97291</u>
Utility Accounting	<u>CM Cole</u>	Date	<u>2/2/01</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)

NOTICE
IT IS THE RESPONSIBILITY OF THE OWNER OR OWNER'S AGENT TO VERIFY DETAILS
AND CONDITIONS PRIOR TO CONSTRUCTION.

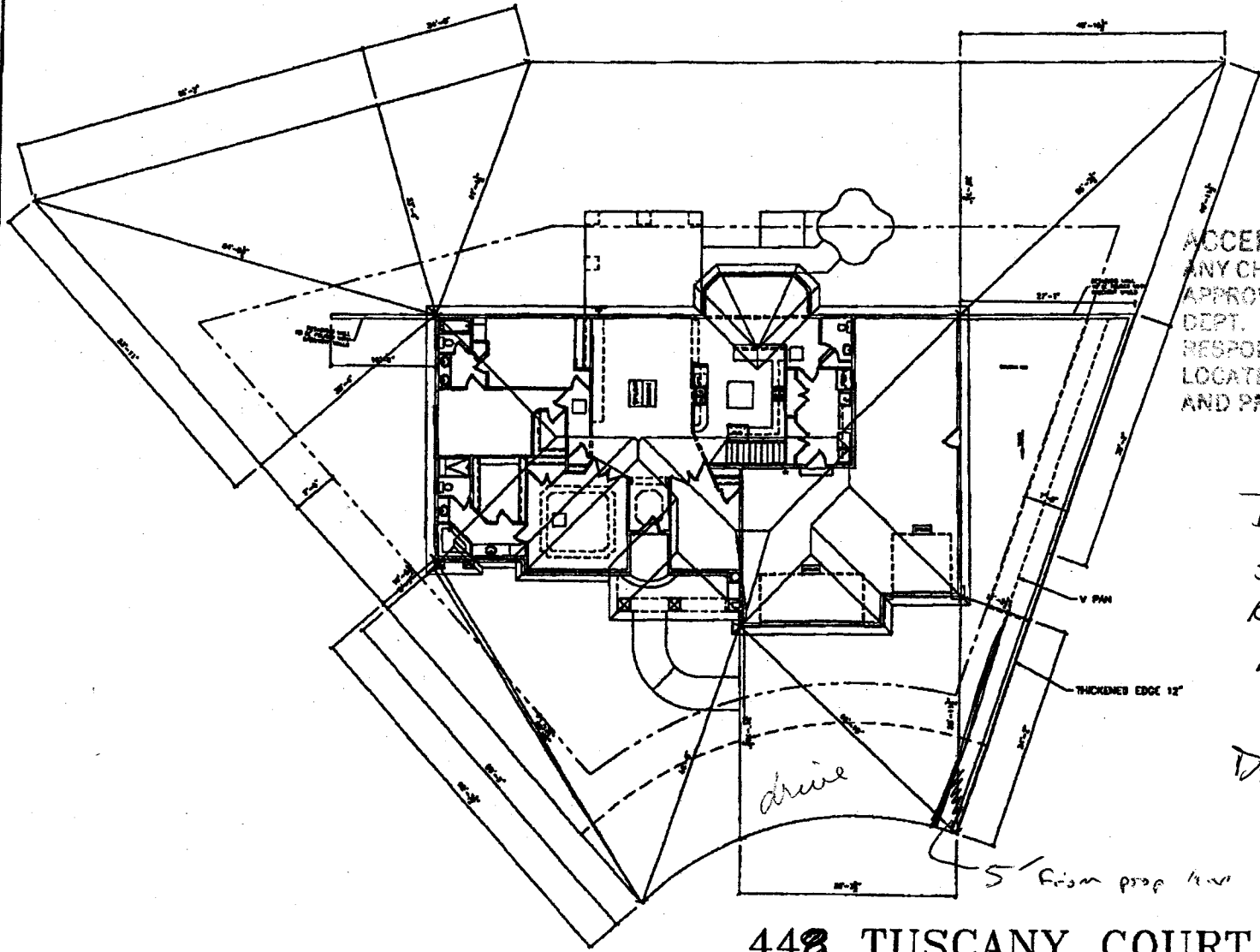
THE RENAISSANCE IN THE REDLANDS

BLOCK THREE
LOT 3

2-5-01

Bill Nuth

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.



~~DRIVE NOT APPROVED.
5-FOOT SIDE SETBACK
REQ'D FOR DRIVEWAY.~~
OK
2/1/01

DRIVE OK AS
MODIFIED
[Signature]
2/5/01

448 TUSCANY COURT