

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

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

BLDG PERMIT NO. 78300



Your Bridge to a Better Community

BLDG ADDRESS 2212 Tuscany Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 3341
 (2484 Living, 857 Garage)

TAX SCHEDULE NO. 2945-183-10-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED _____

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

(1) OWNER Fox Const / Rocky Mtn Inc NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 1920 Barberrry Ct 81906 USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 245-1369 DESCRIPTION OF WORK & INTENDED USE Single Family Res (Spec)

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

(2) ADDRESS _____

(2) TELEPHONE _____

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 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 _____

(House maximum height 34'-5") 2-story 12:12 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 12-15-00

Department Approval C. Faye Nelson Date 1/9/01

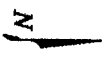
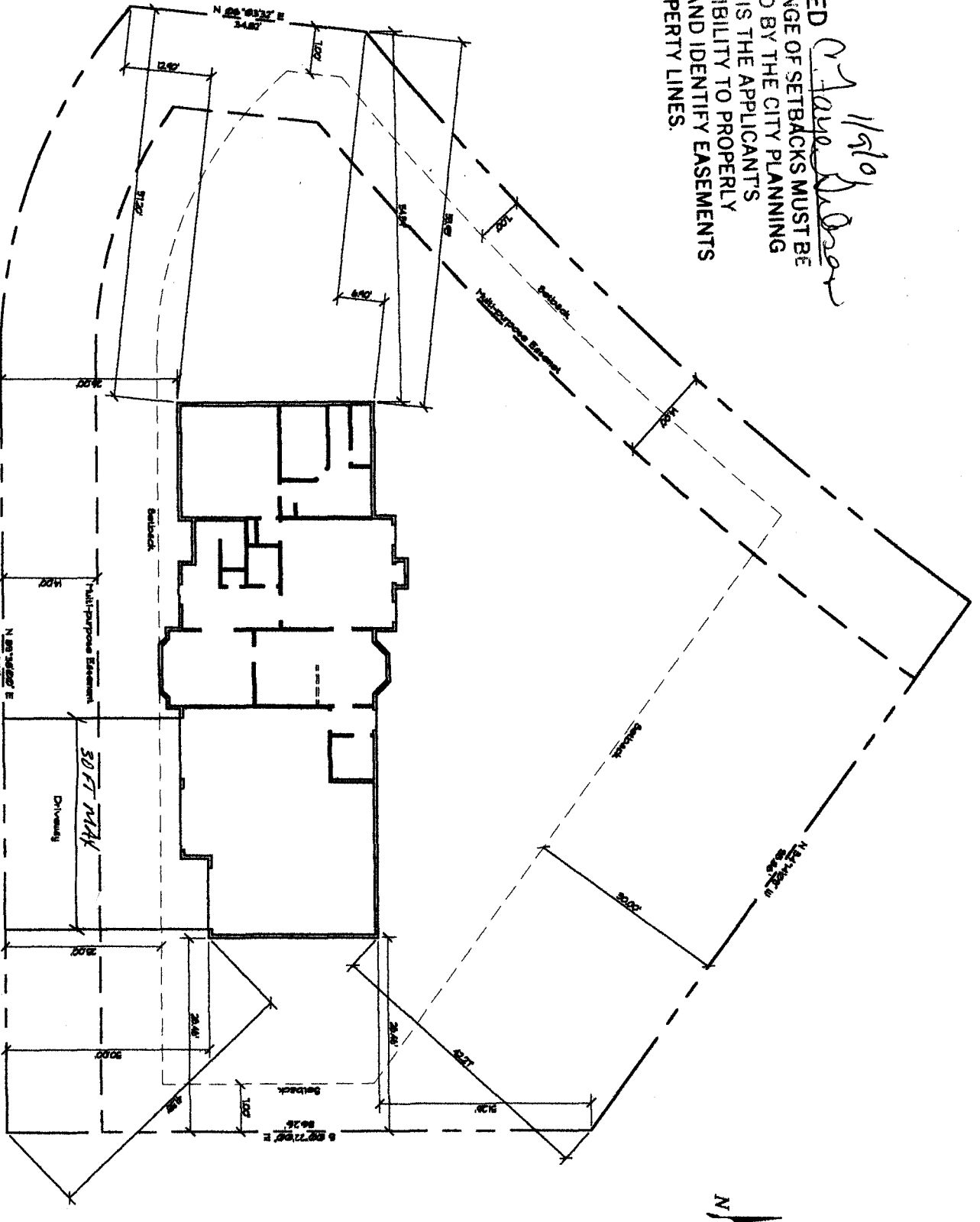
Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>1326</u>
Utility Accounting <u>D Overholt</u>	Date <u>1/9/01</u>		

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)

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.

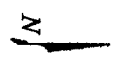
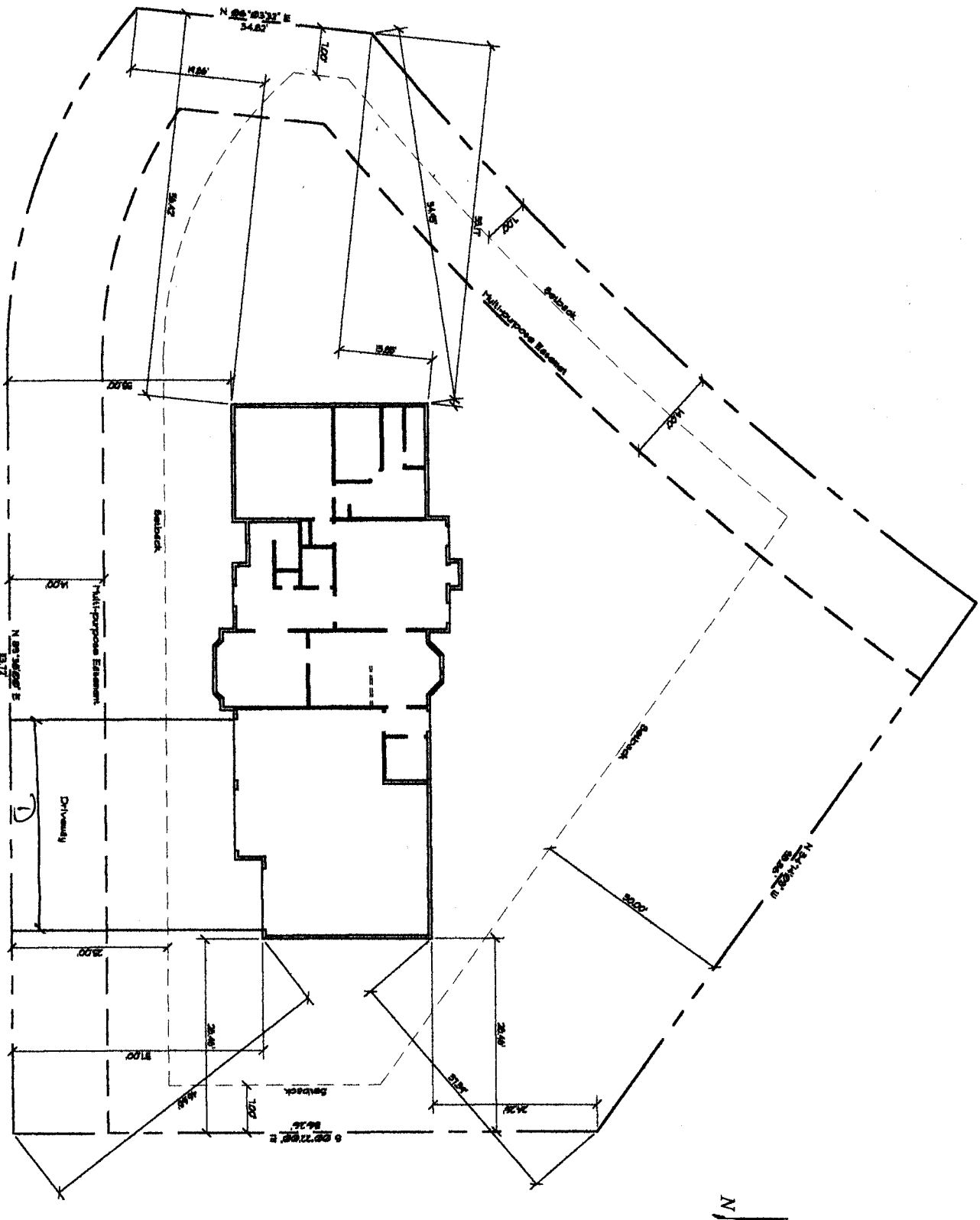
1/9/10
David R. Rand



2212
TUSCANY AVENUE
PLOT PLAN
 SCALE: 1" = 10'

DRIVE OK
David R. Rand
12/18/2009

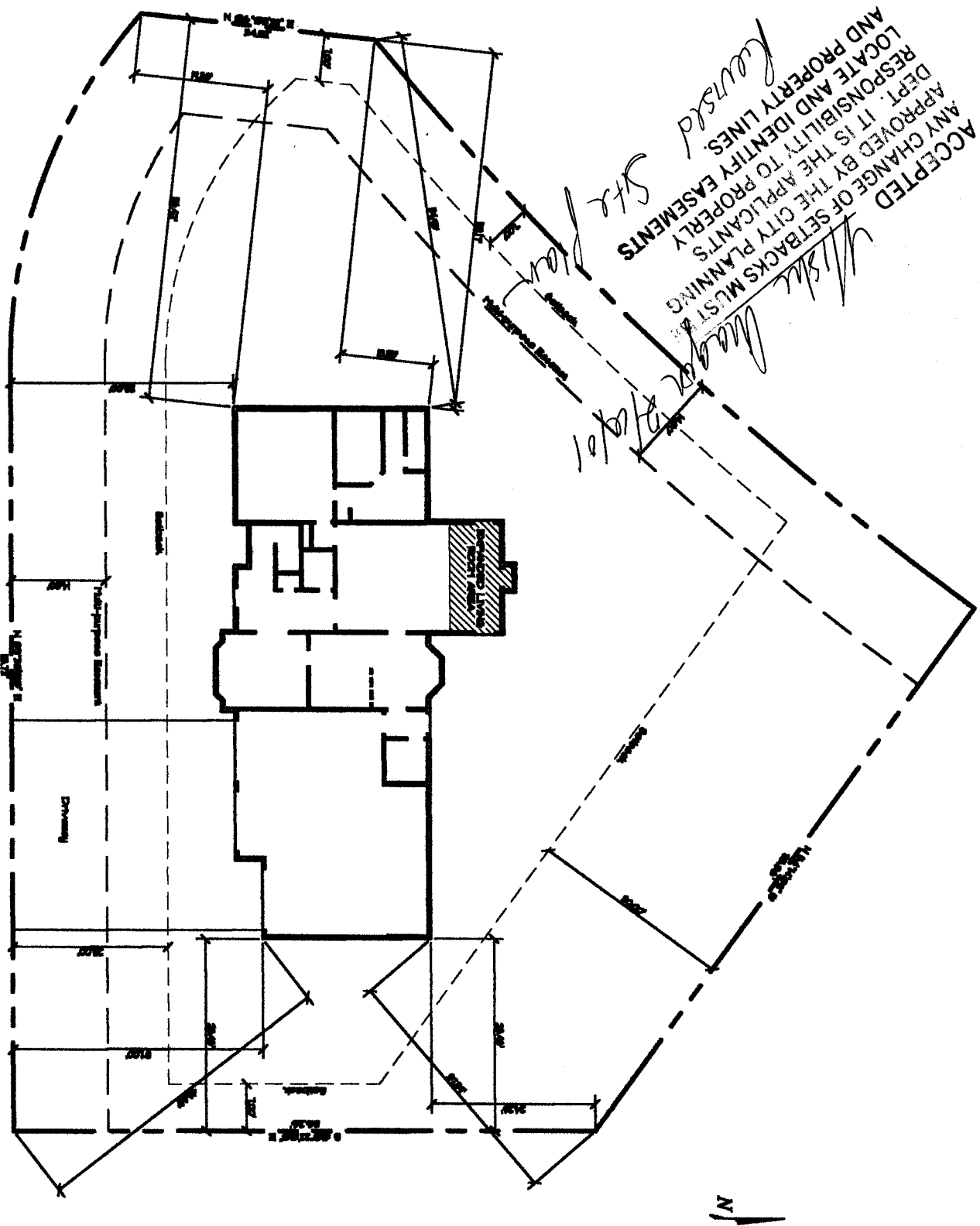
<p>PL-1</p>	<p>JMK & Associates, Inc.</p>	<p>Fox Construction Co. P.O. Box 1321 Ft. Collins, CO 80526 (970) 245-1369</p>	<p>2212 TUSCANY AVE. RENAISSANCE SUBDIVISION Grand Junction, CO</p>	<p>1</p>
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2212
TUSCANY AVENUE
PLOT PLAN
 SCALE: 1" = 10'

MAX WIDTH D = 30 FT
DEISE OR
David A. Ponder
 1/19/01

JMK & Associates, Inc. 1111 1/2 1111 1/2 1111 1/2	Fox Construction Co. P.O. Box 1321 Palisade, CO 81526 (970) 245-1369	2212 TUSCANY AVE. RENAISSANCE SUBDIVISION Grand Junction, CO	
		PL-1	1 2 3 4 5 6 7 8 9 10



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 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY LINES
 AND PROPERTY LINES

W. S. ...
10/20/01
Magar 10/20/01
Site plan
Revised

PL-1
 SCALE: 1" = 5'

TUSCANY AVENUE

JMK
 & Associates, Inc.
 1000 ...
 ...
 ...

Fox Construction Co.
 P.O. Box 1321
 Palisade, CO 81626
 (970) 245-1369

2212 TUSCANY AVE.
 RENAISSANCE SUBDIVISION
 Grand Junction, CO