

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	297 ⁰⁰

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

BLDG PERMIT NO. 78980



Your Bridge to a Better Community

BLDG ADDRESS 2213 Tuscany Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1755
 TAX SCHEDULE NO. 2945-183-07-006 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED 1755
 FILING 1 BLK 1 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Roy + Cynthia Shults
 (1) ADDRESS 606 25 1/2 Rd. #30
 (1) TELEPHONE 260-8080
 (2) APPLICANT Roy Shults
 (2) ADDRESS 606 25 1/2 Rd. #30
 (2) TELEPHONE 260-8080

USE OF EXISTING BUILDINGS _____
 DESCRIPTION OF WORK & INTENDED USE New House
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ 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 2
 Maximum Height 35' Special Conditions _____
 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).

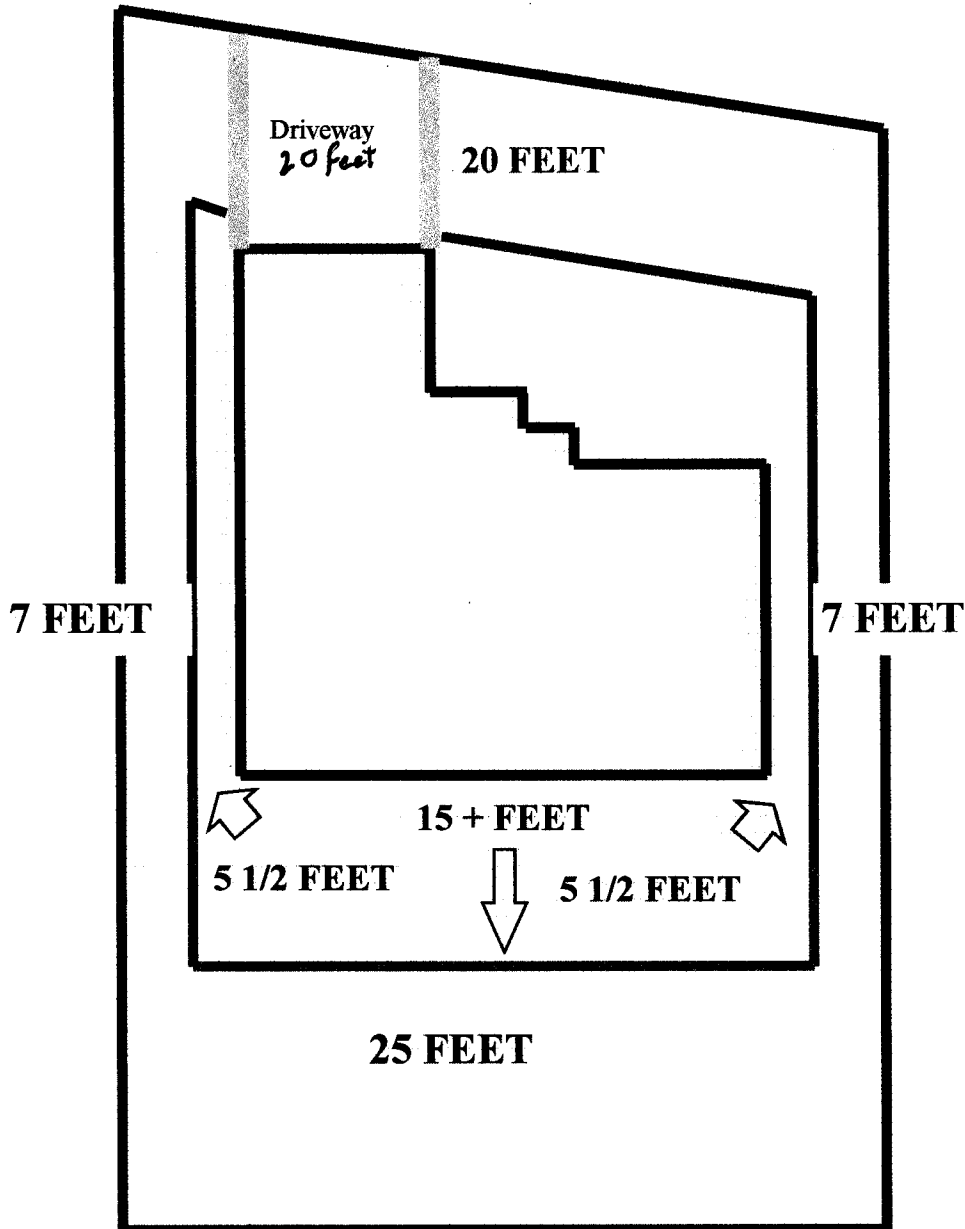
Applicant Signature [Signature] Date 3-9-01
 Department Approval [Signature] Date 3/13/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13812</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/13/01</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)

2213 Tuscany Ave.



DRIVE OK
DRP
3/12/01

ACCEPTED SLC 3/13/01
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.