

FEE \$	10.00
TCP \$	-----
SIF \$	292.00

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

BLDG PERMIT NO. 78808



Your Bridge to a Better Community

BLDG ADDRESS 2214 Tuscany Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 2066
 TAX SCHEDULE NO. 2945-183-10-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED 2066
 FILING 1 BLK 4 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Gilbert J Maynard
 (1) ADDRESS 2542 Brenna Way USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 970 241-6782 DESCRIPTION OF WORK & INTENDED USE New Residential Construction
 (2) APPLICANT Debbie Maynard TYPE OF HOME PROPOSED:
 (2) ADDRESS 2542 Brenna Way Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 970 241-6782 _____ 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 5090
 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 031 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).

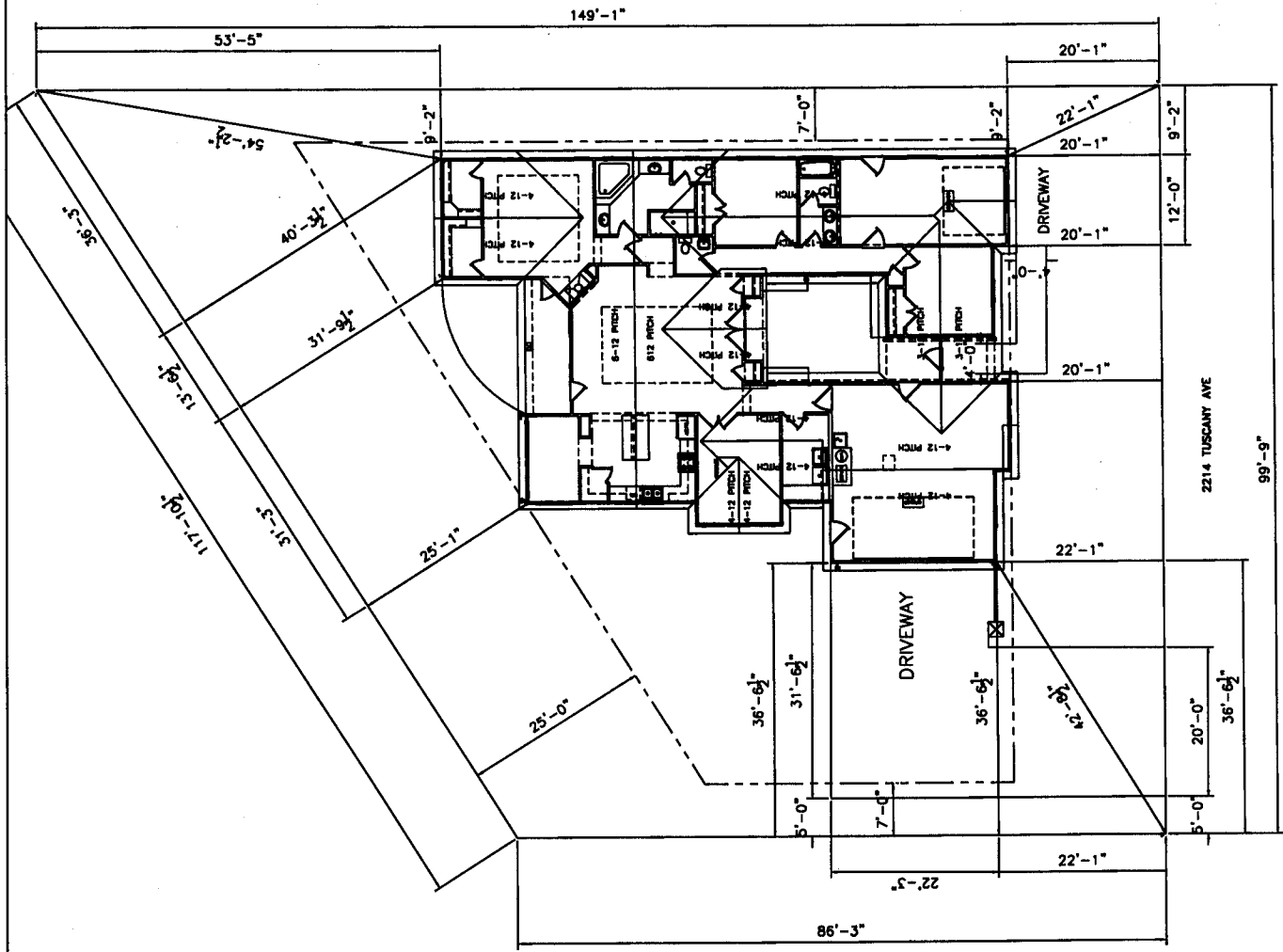
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature D. Maynard Date 2/23/01
 Department Approval Anta J. Castello Date 2/26/01

Additional water and/or sewer tap fee(s) are required:	<u>YES</u>	NO	W/O No. <u>13766</u>
Utility Accounting	<u>R Overholt</u>	Date	<u>2/26/01</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 SLC 2/26/01
 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.



PLOT PLAN
 SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

Drawn OK
 SH
 2/26/01

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