FEE\$	10.00
TCP\$	Ø
SIF \$	292.00

(White: Planning)

(Yellow: Customer)

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 80093



Your Bridge to a Better Community

(Goldenrod: Utility Accounting)

A1/1	Pour Bridge to discontinuity
BLDG ADDRESS 2215 TUSCANY AVE	· · · · · · · · · · · · · · · · · · ·
TAX SCHEDULE NO. 2945 183-67-00 sc	Q. FT. OF EXISTING BLDGS
SUBDIVISION KENAISSANCE TO	OTAL SQ. FT. OF EXISTING & PROPOSED $3/42$
	O. OF DWELLING UNITS:
OWNER METOLAND ANESPUSNI	
(1) ADDRESS 33/() C PD VALICADE	efore: After: this Construction  (a) 6 1 5 2 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6
"TELEPHONE 434-186 C	SE OF EXISTING BUILDINGS SINGLE FAMILY
(2) APPLICANT 13KENT PROET	ESCRIPTION OF WORK & INTENDED USE NEW HOME CONSTRUCTION
(2) ADDRESS SAME	PE OF HOME PROPOSED: Site Built Manufactured Home (UBC)
(2) TELEPHONE 434-1867	Manufactured Home (HUD) Other (please specify)
REQUIRED: One plot plan, on 8 ½" x 11" paper, showing all e	existing & proposed structure location(s), parking, setbacks to all on & width & all easements & rights-of-way which abut the parcel.
property intes, ingressing resist to the property, universal rocati	on a widdi a an easements a rights-or-way which abut the parcer.
** THIS SECTION TO BE COMPLETED BY COM	MUNITY DEVELOPMENT DEPARTMENT STAFF 🖘
ZONE RSF-4	Maximum coverage of lot by structures
SETBACKS: Front 20 from property line (PL) or from center of ROW, whichever is greater	Permanent Foundation Required: YESNO
Side from PL, Rear from PL	Parking Req'mt
	Special Conditions
Maximum Height35'	CENSUS <u>03</u> TRAFFIC <u>1461</u> ANNX#
	, in writing, by the Community Development Department. The until a final inspection has been completed and a Certificate of epartment (Section 305, Uniform Building Code).
	e information is correct; I agree to comply with any and all codes, e project. I understand that failure to comply shall result in legal on-use of the building(s).
Applicant Signature M. Rend Taux	- Date 5/3//0/
Department Approval C Taye Mission	Date (0(1(0)
Additional water and/or sewer tap fee(s) are required:	NO WO NO. 14DOX
Utility Accounting	Date 6 1 0
VALID FOR CIV MONTHS FROM DATE OF ISSUANCE (S.	ection 9-3-2C Grand Junction Zoning & Development Code)

(Pink: Building Department)

## An outline of the PROPERTY LINES with dimensions. 2. An outline of the PROPOSED STRUCTURE with its dimensions. 3. The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines. 4 - All EASEMENTS or RIGHTS - OF - WAY on the property 5 - All other STRUCTURES on the property 6 - All STREETS and ALLEYS adjacent to the property and street names 6°- Ali existing and proposed DRIVEWAYS 7 - Ali existing and proposed DRIVEWAYS 8 - An anrow holicating North 8. An strow indicating North. FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE ... NGE OF SETBACKS MUST PROVED BY THE CITY PLANNING THE APPLICANTS RESPONSIBILITY TO PROPERTY OCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING