

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

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

BLDG PERMIT NO. 80899

AN



Your Bridge to a Better Community

BLDG ADDRESS 2225 Tuscany Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 2,772 Finished
4,550 On FINISHED

TAX SCHEDULE NO. 2945-183-08-007 SQ. FT. OF EXISTING BLDGS 0

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

FILING 1 BLK 2 LOT 7 NO. OF DWELLING UNITS:

(1) OWNER Bruce + Terri Kresin Before: 0 After: 1 this Construction

(1) ADDRESS 2052 S. Broadway Grand Junction NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 243-6813 Before: 0 After: 1 this Construction

(2) APPLICANT Stone Creek Homes, Inc. USE OF EXISTING BUILDINGS N/A

(2) ADDRESS 676 Independence Valley Dr. G. J. DESCRIPTION OF WORK & INTENDED USE New single family home

(2) TELEPHONE 257-1676 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)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 7' from PL, Rear 25' from PL

Parking Req't 2

Maximum Height 35'

Special Conditions _____

CENSUS 1401 TRAFFIC 03 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 Lawen J. White Pres. Date 7/27/01

Department Approval C. Faye Johnson Date 7/31/01

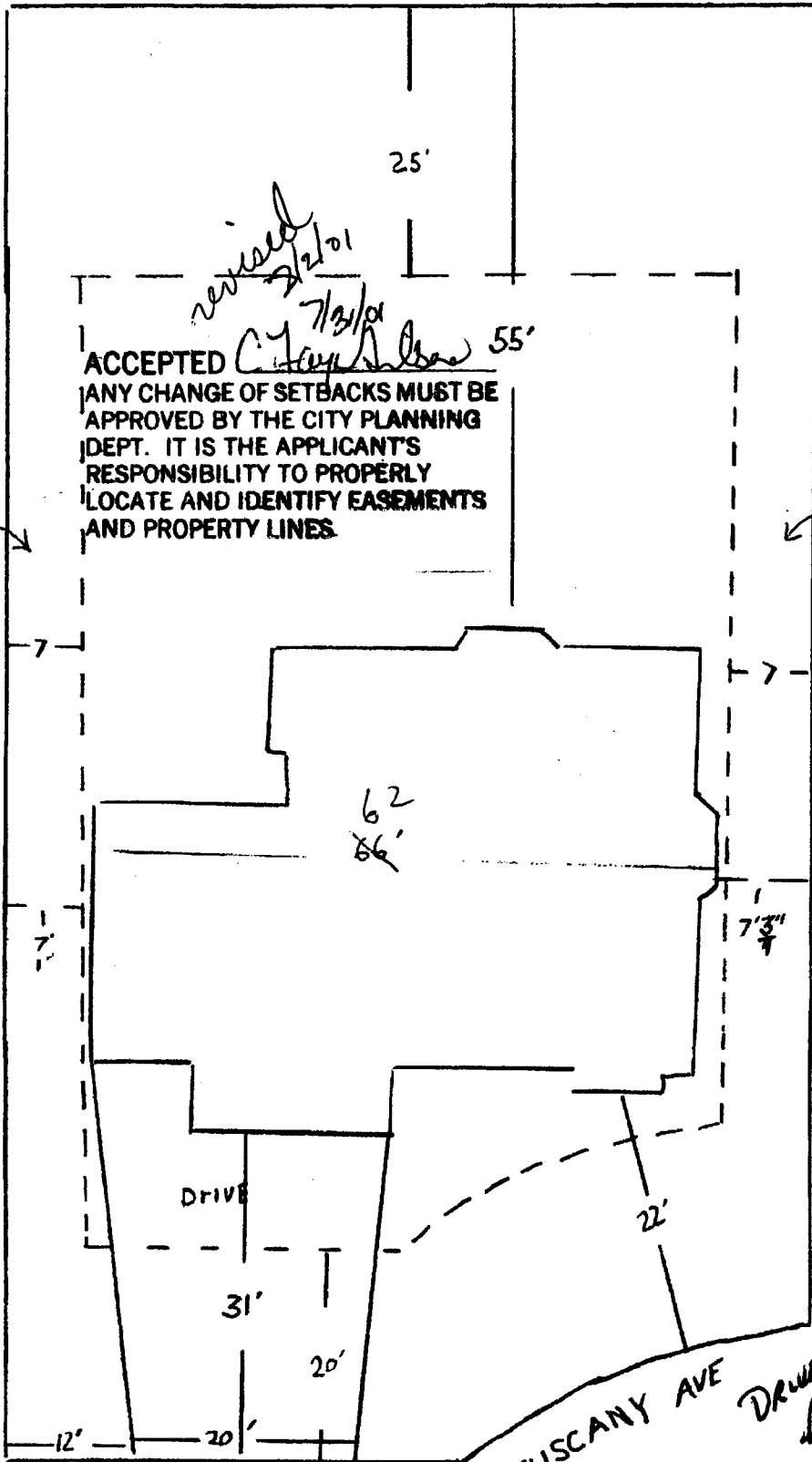
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>1474</u>
Utility Accounting	<u>ce</u>		Date <u>7/30/01</u>

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)



76' ³/₈₃



ACCEPTED *C. Taylor* 55'
 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.

revised 7/21/01
7/21/01

5' Irrigation easement

5' Irrigation easement

0011108

CURB + GUTTER

42' 28'

2225 TUSCANY AVE

DRIVE OK
DRP
7/27/01