

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

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

BLDG PERMIT NO. 86569



Your Bridge to a Better Community

BLDG ADDRESS 1054 27 1/2 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2945-013-09-014 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Tuscany Vlg TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1 & 2 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) OWNER Don Hickman NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS 2015 H3/4 Rd USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 234-00750 DESCRIPTION OF WORK & INTENDED USE 5' Retaining wall

(2) APPLICANT CMC Weaver TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 374 29 Rd

(2) TELEPHONE 245-4754

**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 BMF-8 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 5' from PL, Rear 10' from PL Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 [Signature] Date 10/3/02

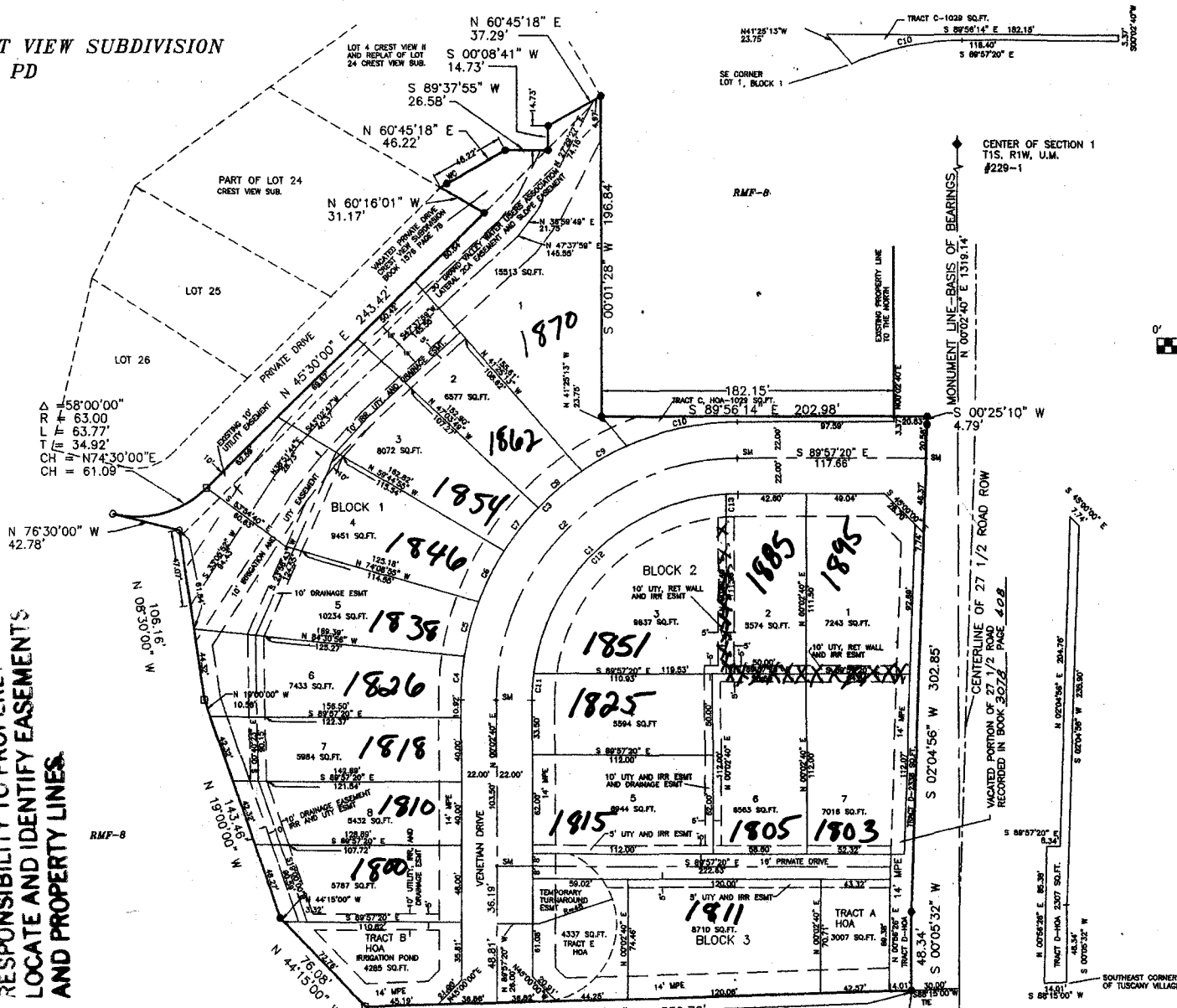
Department Approval [Signature] Date 10/3/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>10/3/02</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)

CREST VIEW SUBDIVISION  
PD



10-3-02  
 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.

**CURVE TABLE**

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C11	128.00'	16.55'	18.54'	N 03°44'29\"	8.29'	128.00'
C12	128.00'	177.11'	163.31'	N 47°08'27\"	79°18'38\"	106.04'
C13	128.00'	7.41'	7.40'	N 88°23'13\"	03°18'54\"	3.70'

- LEGEND**
- ◆ MESA COUNTY SURVEY MARKER
  - ◆ 3\" ALUMINUM CAP IN MONUMENT BOX MARKED
  - ◆ DH SURVEY'S #24306, C 1/4, 1999, S 1
  - SET 5/8\" REBAR W/CAP IN CONCRETE MARKED PEPLS 14113
  - FOUND 5/8\" REBAR WITH CAP MARKED MHP&G, CONCRETED
  - W/C WITNESS CORNER-SET 5/8\" REBAR W/CAP IN CONCRETE MARKED W/C PEPLS 14113, 2.00 FEET FROM PROP. COR. ON LINE.
  - FOUND DISTURBED 5/8\" REBAR OR REBAR WITH CAP (UNREADABLE). RESET WITH 5/8\" REBAR WITH CAP IN CONC. MARKED PEPLS 14113
  - \* SM SURVEY MONUMENT AS PER CITY OF GRAND JUNCTION SPECIFICATIONS. TO BE SET AFTER PAVING IS COMPLETED

**LAND USE BREAKDOWN**

AREA	ACRES	PERCENT
TOTAL AREA	4.0 ACRES	100%
AREA IN STREETS	0.08 AC.	2%
AREA IN PRIVATE DRIVE	0.34 AC.	8.5%
AREA IN TRACTS A, B, C, D AND E	3.02 AC.	75.5%

- ABBREVIATIONS**
- HOA HOME OWNER'S ASSOCIATION
  - 14' MPE 14' MULTIPURPOSE EASEMENT
  - RMP-B CURRENT ZONING
  - RET RETAINING
  - UTY UTILITY
  - IRR IRRIGATION
  - PD PLANNED DEVELOPMENT
- SETBACKS**
- FRONT 20 FEET
  - SIDE 5 FEET
  - REAR 10 FEET
- NOTE:**
- THE TRACTS AND PRIVATE DRIVE ARE DEDICATED AS UTILITY, IRRIGATION, AND DRAINAGE EASEMENTS

**SURVEYOR'S CERTIFICATE**

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this subdivision plat of TUSCANY VILLAGE, was prepared from notes taken in the field by me during 2001 and 2002, and that to the best of my knowledge, belief, and information, said plat is accurate and conforms to all applicable laws and regulations of the State of Colorado, and to all applicable requirements of the zoning and development code of the City of Grand Junction.

*Wayne H. Lizer*  
Wayne H. Lizer P.E., P.L.S. 14113



**CITY APPROVAL**

This plat of TUSCANY VILLAGE, a subdivision of the City of Grand Junction, County of Mesa, Colorado, this 18th day of June, A.D., 2002.

*[Signature]*  
City Manager

*[Signature]*  
Mayor

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado at 9:30 o'clock A.M. this 16th day of September, 2002, and is duly recorded in Plat Book No. 19, pages 109-110 as Reception No. 2074883, Drawer No. MM-68

Fees \$21.00

Clerk and Recorder of Mesa County

**DECLARATION OF COVENANTS**

This property is subject to covenants, conditions, and restrictions as contained in instrument recorded in Book 3148 at Page(s) 616

Irrigation, drainage, and retaining wall easements have been de