

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

BLDG ADDRESS 2215 TUSCANY AVENUE

TAX SCHEDULE NO. 2945-183-07-007

SUBDIVISION RENAISSANCE

FILING 1 BLK 1 LOT 7

(1) OWNER JASON & LAURA HOLM

(1) ADDRESS 2215 TUSCANY AVE 81503

(1) TELEPHONE 970-248-9582

(2) APPLICANT _____

(2) ADDRESS _____

(2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 120

SQ. FT. OF EXISTING BLDGS 3551

TOTAL SQ. FT. OF EXISTING & PROPOSED 3671

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

USE OF EXISTING BUILDINGS PAID SHED
MAR 06 2002 STORAGE SHED

DESCRIPTION OF WORK & INTENDED USE TB

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

SETBACKS: Front 25' from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL

Maximum Height 35'

Maximum coverage of lot by structures 50%

Permanent Foundation Required: YES _____ NO X

Parking Req'mt _____

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 _____ Date 3/6/02

Department Approval [Signature] Date 3/6/02

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>3/6/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

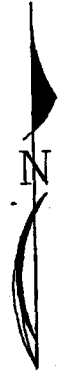
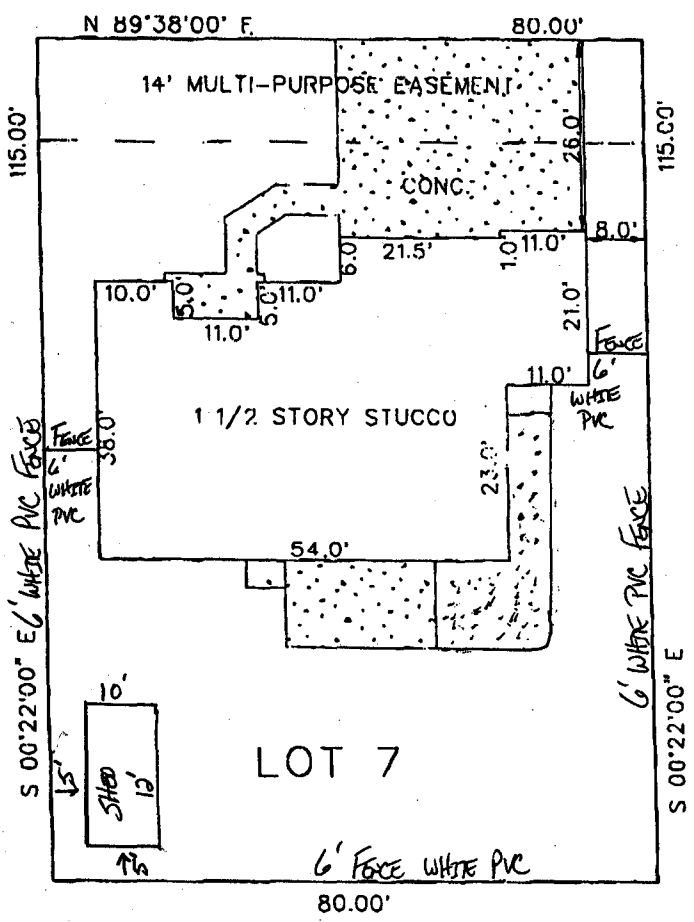
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

2215 TUSCANY AVENUE

MERIDIAN LAND TITLE #53630
HOLM ACCOUNT
LOT 7 IN BLOCK 1 OF RENAISSANCE IN THE REDLANDS,
MESA COUNTY, COLORADO.

TUSCANY AVENUE



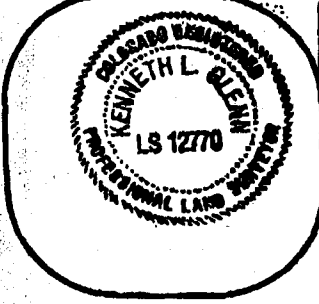
SCALE: 1" = 20'

NOTE: A LAND SURVEY IS RECOMMENDED TO MORE ACCURATELY DETERMINE BUILDING SETBACKS.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MERIDIAN LAND TITLE, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 1/30/01 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

● = FOUND PIN

Kenneth L Glenn
KENNETH L GLENN R.L.S. 12770



SURVEYIT

PHONE: 970-245-3777 FAX: 241-4847



by GLENN

Mailing: *
2754 COMPASS DRIVE
SUITE 195
GRAND JUNCTION, CO. 81506

SURVEYED BY:	N.G.	DATE SURVEYED:	1/30/01
DRAWN BY:	C.R.	DATE DRAWN:	1/30/01
REVISION:		SCALE:	1" = 20'