

FEE \$ 10.00
 TCP \$ 500.00
 SIF# 292.00

BLDG PERMIT NO.

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1810 ~~Home~~ Venetian Dr TAX SCHEDULE NO. 2945-013-16-008
 SUBDIVISION TUSCAN Villages FT. OF PROPOSED BLDG(S)/ADDITION 2000
 FILING 1 BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Concept Builders LLC NO. OF DWELLING UNITS
 BEFORE: N/A AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2616 W 3/4 R. 65
 (1) TELEPHONE 241-1050 NO. OF BLDGS ON PARCEL
 BEFORE: N/A AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS New Home
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE _____ New Home

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8 D Maximum coverage of lot by structures 20%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 10' from PL Special Conditions _____
 Maximum Height 35'
 CENS.T. _____ T.ZONE _____ ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 10/8/03
 Department Approval [Signature] Date 10/14/03
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 16049
 Utility Accounting [Signature] Date 10/14/03

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 *Mike Mason 8-14-03*
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

142 FT

N ↓

New Home
1810 Venetian Dr

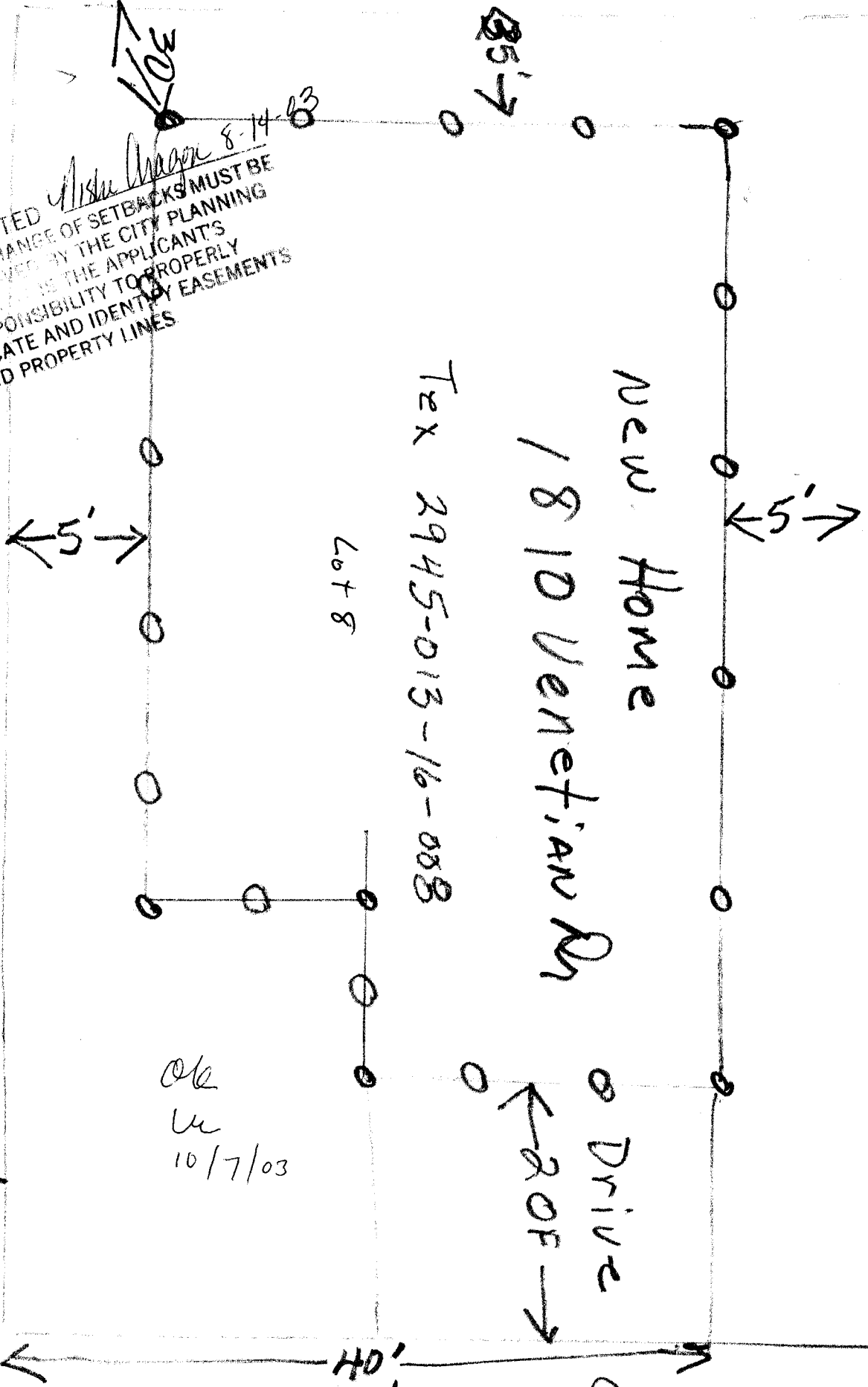
Tex 2945-013-16-088

Lot 8

Drive
← 20 FT →

OK
u
10/7/03

128 FT



40'
Venetian Dr

5 ↓