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|--------|---------|
| FEE \$ | 10.00 |
| TCP \$ | 1500.00 |
| SIF \$ | 292.00 |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 1805 Venetian Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-013-17-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,000
 Subdivision TUSCANY Village Sq. Ft. of Lot / Parcel _____
 Filing _____ Block 6 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Concept Builders
 Address 2624 H³/₄ Rd
 City / State / Zip Co. J. Co 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name _____
 Address SAME
 City / State / Zip _____
 Telephone 234-0750

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 RmF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 15' house from property line (PL) Permanent Foundation Required: YES NO
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions _____
 Voting District A Driveway Location Approval [Signature]
 (Engineer's Initials)

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 3-26-05
 Department Approval [Signature] Date 3-28-05

| | | | |
|--|------|----|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. |
| Utility Accounting | Date | | |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

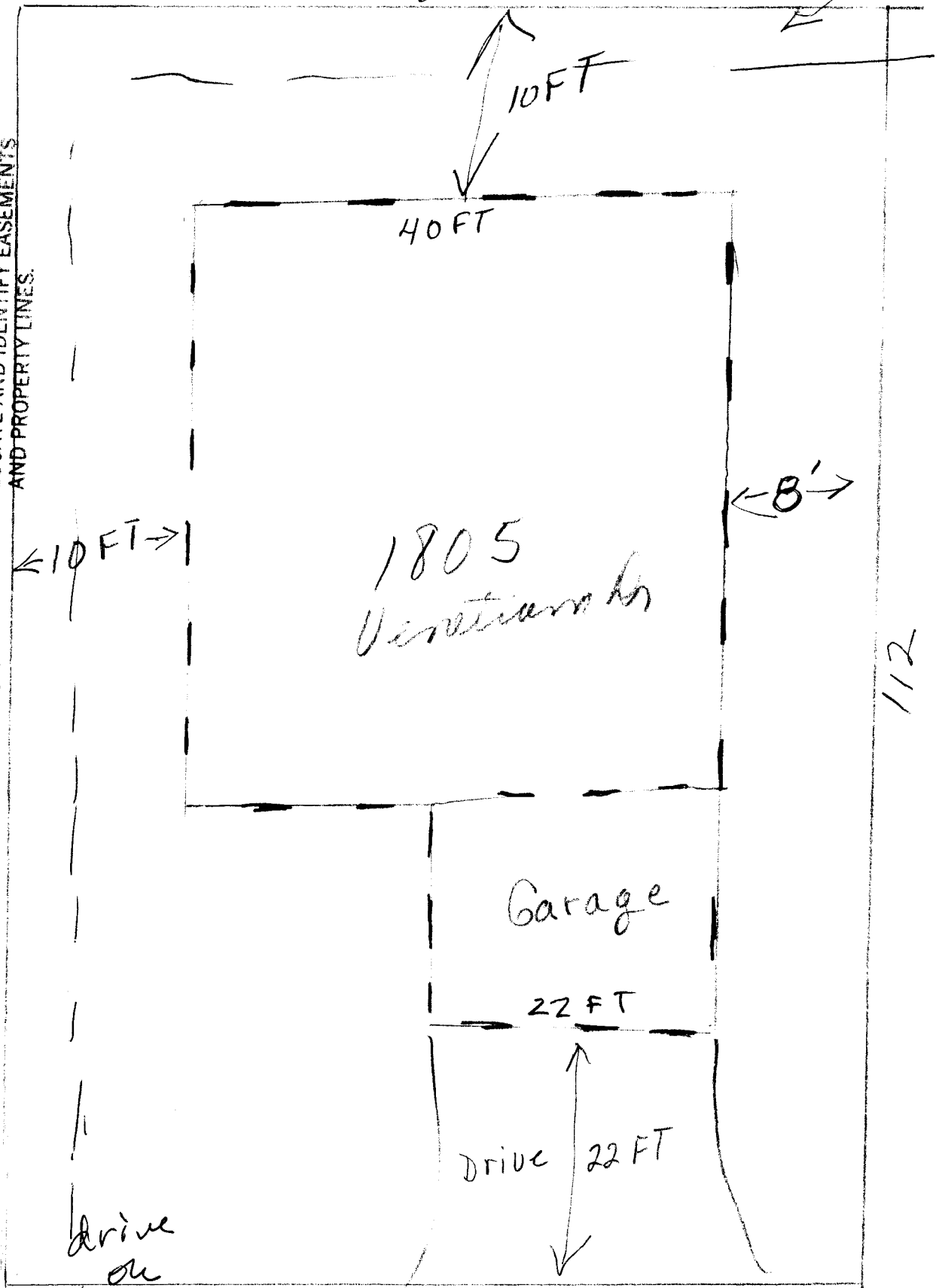
3-28-05

ACCEPTED *Albie Magan*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



112



58.60

5 FT EASEMENT

10 FT

40 FT

8'

10 FT

1805 Venetian Ln

112

Garage

22 FT

Drive 22 FT

drive on

3/23/05 Venetian Ln 58.60