

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 1825 Venetian Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-013-17-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,000
 Subdivision TUSCANY Village Sq. Ft. of Lot / Parcel _____
 Filing _____ Block 2 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Concept Builder LLC
 Address 2624 H 3/4 Rd
 City / State / Zip GJ, Co. 8 / 506

Height of Proposed Structure 18'

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 2340750

*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 <u>RmF-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District <u>A</u>	Driveway Location Approval _____ (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 _____
 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)

Ashu Mann 3-28-05.

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. PRIOR TO APPLICANTS
RESUBMISSION TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

5 FT
EASEMENT

50 FT

10 FT

1825
Venetian Dr

5 FT

5 FT

110 FT

112 FT

BRAGE

22 FT

Drive
20 FT

drive
on
w
3/22/05

50 FT

Venetian Dr.

N ← → S

14 FT
EASEMENT

