

72

FEE \$ 10.00  
TCP \$ 1539.00  
SIF \$ 460.00

# PLANNING CLEARANCE

BLDG PERMIT NO. \_\_\_\_\_

(Single Family Residential and Accessory Structures)

## Community Development Department

Building Address 1870 Venetian Dr No. of Existing Bldgs 0 No. Proposed 1  
Parcel No. 2945-013-16-001 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2000  
Subdivision TUSCANY Village Sq. Ft. of Lot / Parcel 15,513  
Filing \_\_\_\_\_ Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2000  
Height of Proposed Structure 18'

### OWNER INFORMATION:

Name Concept Builders (LLC)  
Address 2624 H3/4 Rd  
City / State / Zip G.I., CO 81506

### DESCRIPTION OF WORK & INTENDED USE:

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

### APPLICANT INFORMATION:

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City / State / Zip \_\_\_\_\_  
Telephone 234-0750

### \*TYPE OF HOME PROPOSED:

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

NOTES: DON HICKMAN  
WORK OFFICE 241-1050

**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 R-8 Maximum coverage of lot by structures 70%  
SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
Side 5 from PL Rear 10 from PL Parking Requirement 2  
Maximum Height of Structure(s) 35' Special Conditions Engineered foundation  
Voting District \_\_\_\_\_ Driveway Location Approval C.K. per note required per soils data.  
(Engineer's Initials) SKR

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).

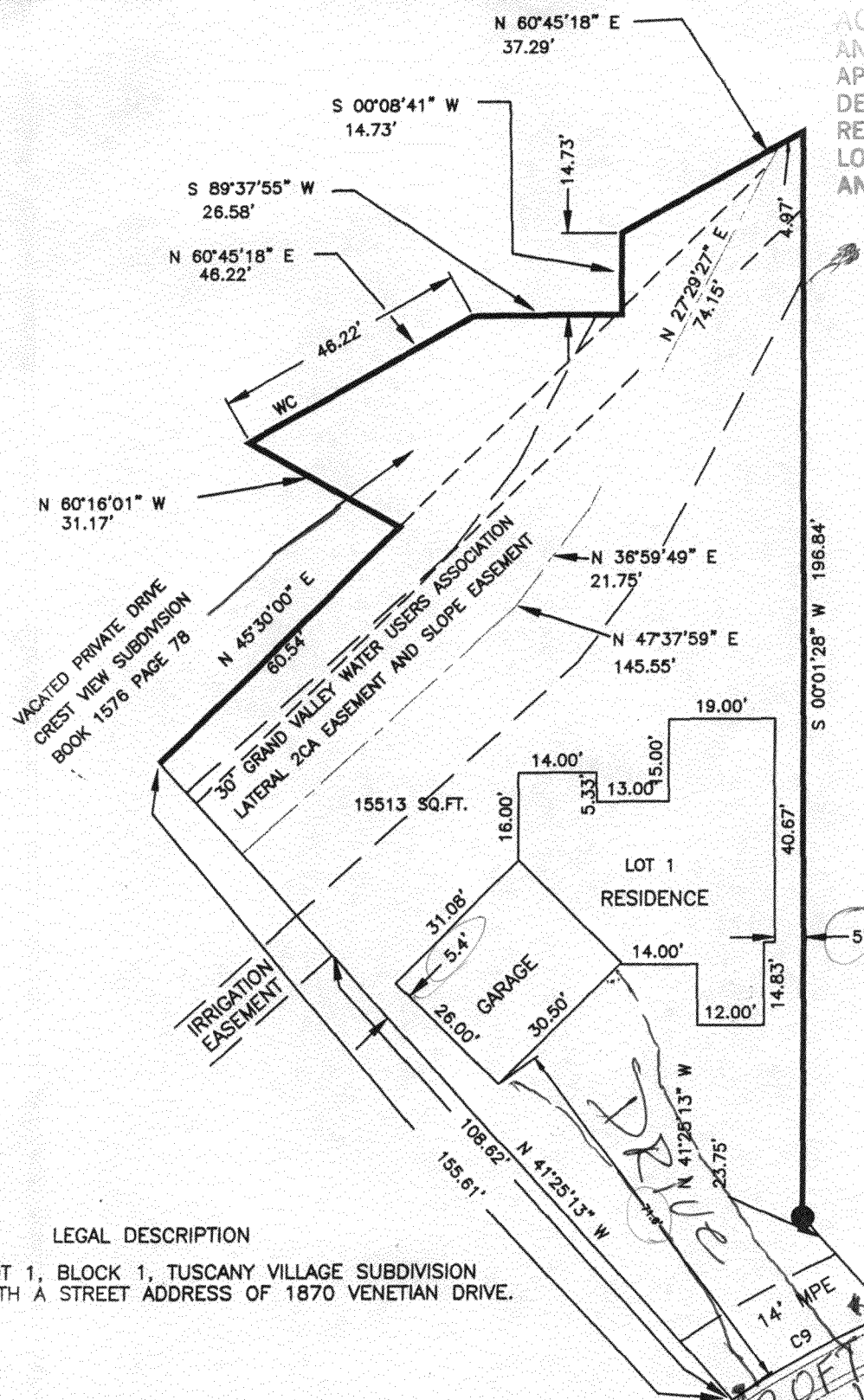
Applicant Signature \_\_\_\_\_ Date 7-19-07  
Department Approval Mr. Wendy Spang Date 7/25/07

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 20533

Utility Accounting \_\_\_\_\_ Date 8-13-07

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)

ACCEPTED *JAR Wendy Spive*  
 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.



**LEGAL DESCRIPTION**

LOT 1, BLOCK 1, TUSCANY VILLAGE SUBDIVISION WITH A STREET ADDRESS OF 1870 VENETIAN DRIVE.

*Drive OK per note JAR 7/19/07*

*at least 5' from drive to propline*

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C9	172.00'	32.36'	32.31'	N 61°03'59" E	10°46'46"	16.23'

**LEGEND**

- FOUND 5/8" REBAR WITH CAP MARKED PEPLS 14113
- MPE 14' MULTIPURPOSE EASEMENT