

FEE \$ 10.00
 TCP \$ 1589.00
 SIF \$ 460.00

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

BLDG PERMIT NO. _____ *pl*

Building Address 1885 Venetian Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-013-17-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2000
 Subdivision TUCANY Village Sq. Ft. of Lot / Parcel 5574
 Filing _____ Block 2 Lot 2
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 20 FT

OWNER INFORMATION:

Name Concept Builders (LLC)
 Address 2624 H 3/4 Rd
 City / State / Zip G.J. Co, 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Doug Hickman
 Address SAME
 City / State / Zip _____
 Telephone 241-1050 - 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 <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>1</u> NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval <u>[Signature]</u> (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 6- -07
 Department Approval [Signature] Date 6/27/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20398</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/27/07</u>

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)

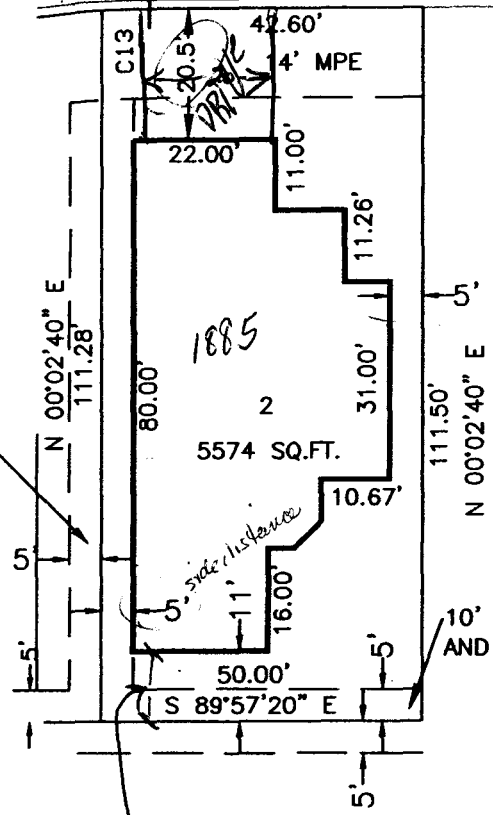
to 2/1/07

S 89°57'20" E
117.66'

VENETIAN DRIVE

Judith Rose 6/11/07

10' UTILITY, RET WALL
AND IRR ESMT



10' UTILITY, RET WALL
AND IRR ESMT

10' house to rear prop line.

PLOT PLAN
SCALE: 1" = 30'

LEGAL DESCRIPTION

LOT 2, BLOCK 2, TUSCANY SUBDIVISION,
WITH A STREET ADDRESS OF 1885 VENETIAN DRIVE
GRAND JUNCTION, COLORADO

03° 18' 54" 3.70'

SCALE: 1" = 30'

LEGEND

MPE	MULTIPURPOSE EASEMENT
C13	128.00' 7.41' 7.40' N 88°23'13" E



PLOT PLAN
1885 VENETIAN DRIVE
DON HICKMAN, CONCEPT BUILDERS
LOT 2, BLOCK 2, TUSCANY VILLAGE
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

W.H. LIZER AND ASSOCIATES
ENGINEERING CONSULTING AND LAND SURVEYING
576 25 ROAD-UNIT 8
GRAND JUNCTION, COLORADO 81505
6/11/07, PROJ. NO. 074161-4