

FEE \$	10
TCP \$	1589
SIF \$	450

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

BLDG PERMIT NO. _____

Building Address 1895 Venetian Dr No. of Existing Bldgs _____ No. Proposed _____
 Parcel No. 2945-013-17001 Sq. Ft. of Existing Bldgs 2400 Sq. Ft. Proposed with GARAGE
 Subdivision TUSCANY Village Sq. Ft. of Lot / Parcel 7243
 Filing _____ Block 2 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2400
 OWNER INFORMATION: Height of Proposed Structure 19FT

Name Concept Builder (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 _____
 Address SAME
 City / State / Zip _____
 Telephone 241-1050-2340750-DON

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 <u>Engineered Foundation required</u>
Voting District _____ Driveway Location Approval <u>PH</u> (Engineer's Initials)	

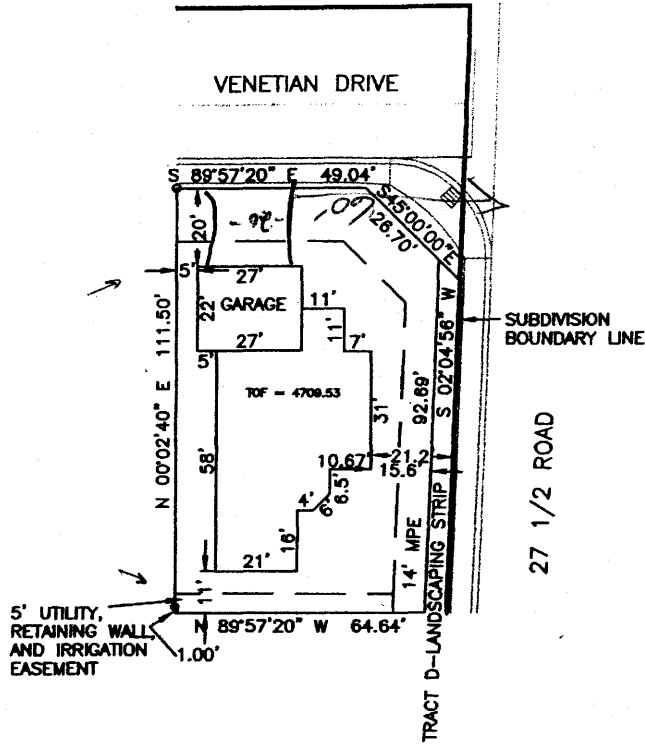
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 MAY 21-08
 Department Approval PH Judith A. Poir Date 6/4/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21000</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/4/08</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)



ACCEPTED *PH Joshua A. Rice*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LEGEND

- SET 5/8" REBAR WITH CAP MARKED PEPLS 14113
- SET 5/8" REBAR WITH CAP MARKED WC PEPLS 14113

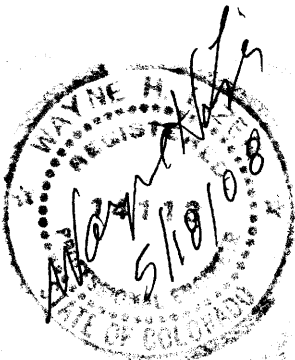
MPE MULTIPURPOSE EASEMENT

TOF TOP OF FOUNDATION

LEGAL DESCRIPTION

LOT 1, BLOCK 2, TUSCANY VILLAGE, WITH A STREET ADDRESS OF 1895 VENETIAN DRIVE, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

SCALE: 1" = 50'



<p>PLOT PLAN 1895 VENETIAN DRIVE DON HICKMAN, CONCEPT BUILDERS LOT 1, BLOCK 2, TUSCANY VILLAGE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO</p>
<p>W.H. LIZER AND ASSOCIATES ENGINEERING CONSULTING AND LAND SURVEYING 576 25 ROAD-UNIT 8 GRAND JUNCTION, COLORADO 81505 5/18/08, PROJ. NO. 084239-5</p>