

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 2854 BRITTANY DR  
SUBDIVISION: ROTHAAPT  
FILING # 1 BLK # 2 LOT # 13  
TAX SCHEDULE NUMBER:  
0943-071-07-012  
PROPERTY OWNER: Mr & Mrs J.R. FRANKLIN  
ADDRESS: 2854 BRITTANY  
PHONE: 242 3132

SQ FT OF BLDG: ~~NEW~~ 220  
SQ FT OF LOT: 14,025  
NUMBER OF FAMILY UNITS: \_\_\_\_\_  
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION  
ONE  
USE OF ALL EXISTING BUILDINGS:  
RESIDENCE

DESCRIPTION OF WORK AND INTENDED USE:  
ADD 10'-6" X 21'-6" TO GARAGE  
USE AS GARAGE

\*\*\*\*\*  
FOR OFFICE USE ONLY  
\*\*\*\*\*

ZONE: RSF-5  
SETBACKS: F 20' S 5' R 25'  
RIGHT OF WAY: 50'  
MAXIMUM HEIGHT: 32'  
PARKING SPACES REQUIRED: N/A  
LANDSCAPING/SCREENING: per plan

FLOOD PLAIN: YES  NO   
GEOLOGIC HAZARD: YES  NO   
CENSUS TRACT NUMBER: 10  
SPECIAL CONDITIONS: \_\_\_\_\_

\*\*\*\*\*

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.  
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).  
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

[Signature]  
SIGNATURE

DATE APPROVED: 7-13-83  
APPROVED BY: [Signature]

GRIESER CONSTRUCTION & REMODEL  
 2981 MEEKER STREET  
 GRAND JUNCTION, CO.  
 245 4668

RES. FOR. MR & MRS JAMES R. FRANKLIN  
 2854 BRITTANY DRIVE  
 GRAND JUNCTION, CO.

LEGAL: LOT # ~~12~~<sup>13</sup> BLOCK # 2 FLING # 1 of ROTHAUP  
 SUB DIVISION.

TAX # 2943-071-07-012

