

City  County

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: 2215 N. 13

SQ FT OF BLDG: Present-1140 Proposed-1740

SUBDIVISION: \_\_\_\_\_

SQ FT OF LOT: 7665

FILING # \_\_\_\_\_ BLK # 5 LOT # 15

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: \_\_\_\_\_

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION  
One house plus small metal storage shed.

2945-122-00-126

PROPERTY OWNER: Mr. & Mrs. Philip Born

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2215 N. 13, Grand Junction

Living & storage

PHONE: 243-8643

DESCRIPTION OF WORK AND INTENDED USE:

Addition of family room-den on west side of house.

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

ZONE: RMF-64

FLOOD PLAIN: YES  NO

SETBACKS: 45' S 10' R 20'

GEOLOGIC HAZARD: YES  NO

RIGHT OF WAY: \_\_\_\_\_

CENSUS TRACT NUMBER: 6

MAXIMUM HEIGHT: 36'

SPECIAL CONDITIONS: \_\_\_\_\_

PARKING SPACES REQUIRED: N/A

\*min FRONT SETBACK

LANDSCAPING/SCREENING: N/A

20' FROM PROP. LINE

THIS CLEARANCE DOES NOT INCLUDE CARPORT

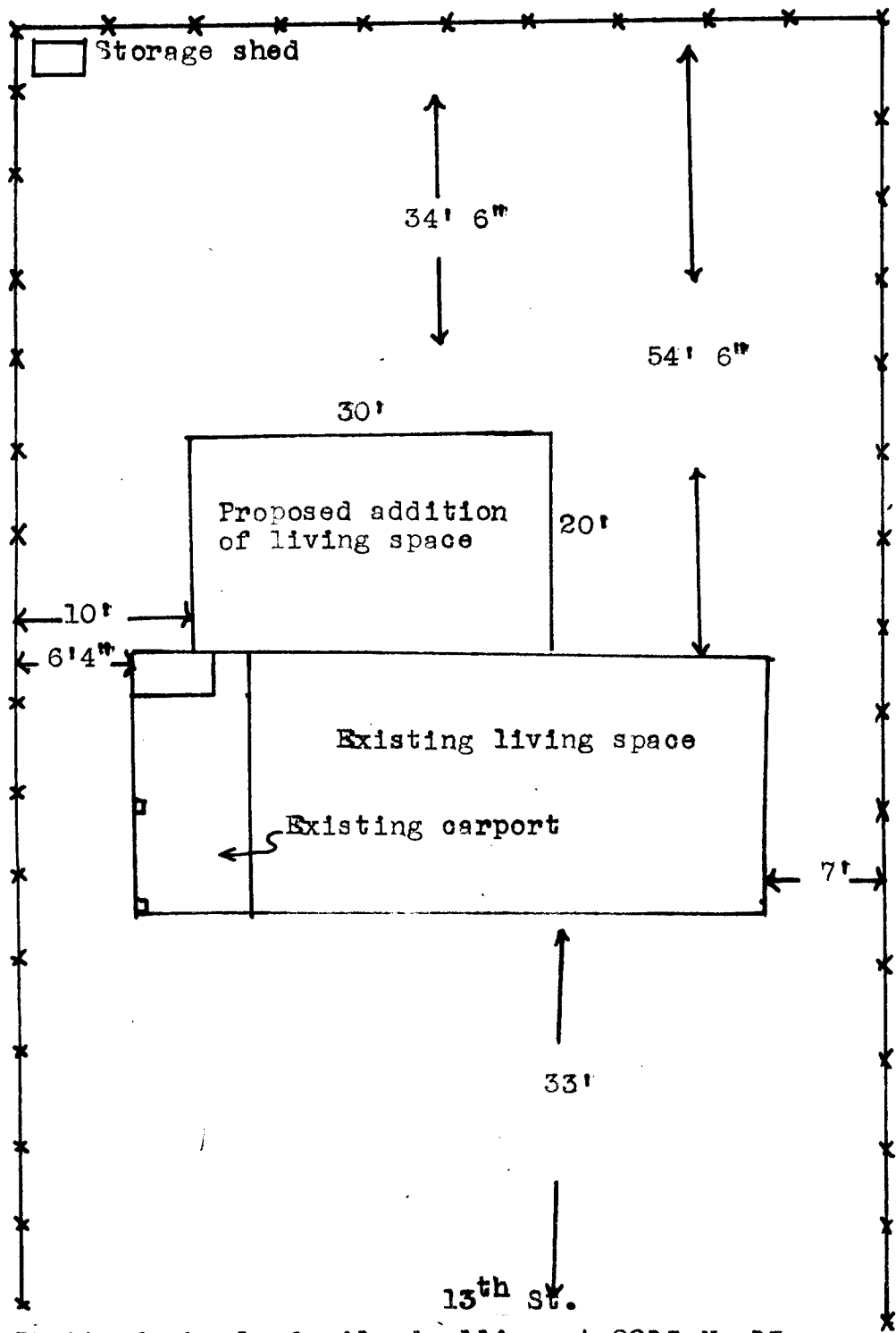
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY ONLY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code). ANY LANDSCAPING REQUIRED 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. Living ADOT 6/1/84

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.

Philip Z. Born  
SIGNATURE  
243-8643

DATE APPROVED: 6-21-84

APPROVED BY: [Signature]



Platt of single family dwelling at 2215 N. 13,  
Grand Junction, showing proposed additional  
living space.

