

FEE \$	10.00
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 73154



Your Bridge to a Better Community

42183-25536

BLDG ADDRESS 2530 BRENNA WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 352
GRAND Jct. CO.

TAX SCHEDULE NO. 244503263001 SQ. FT. OF EXISTING BLDGS 1500

SUBDIVISION WESTWOOD RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 1852

FILING #1 BLK #1 LOT #1

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER ROBERTA CURRIER

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2530 BRENNA GRAND Jct. CO.

USE OF EXISTING BUILDINGS HOME

(1) TELEPHONE 970-245-9041

DESCRIPTION OF WORK & INTENDED USE GARAGE ADD.

(2) APPLICANT SAME AS ABOVE

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

(2) ADDRESS u u u

(2) TELEPHONE u u u

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 PR 4.3

Maximum coverage of lot by structures _____

SETBACKS: Front 20 from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 7 from PL, Rear 25 from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions _____

CENSUS 10 TRAFFIC 19 ANNEX# _____

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 Roberta Currier (mpherson) Date 12/10/99

Department Approval Y/1/15/12 (Morgan) Date 12/17/99

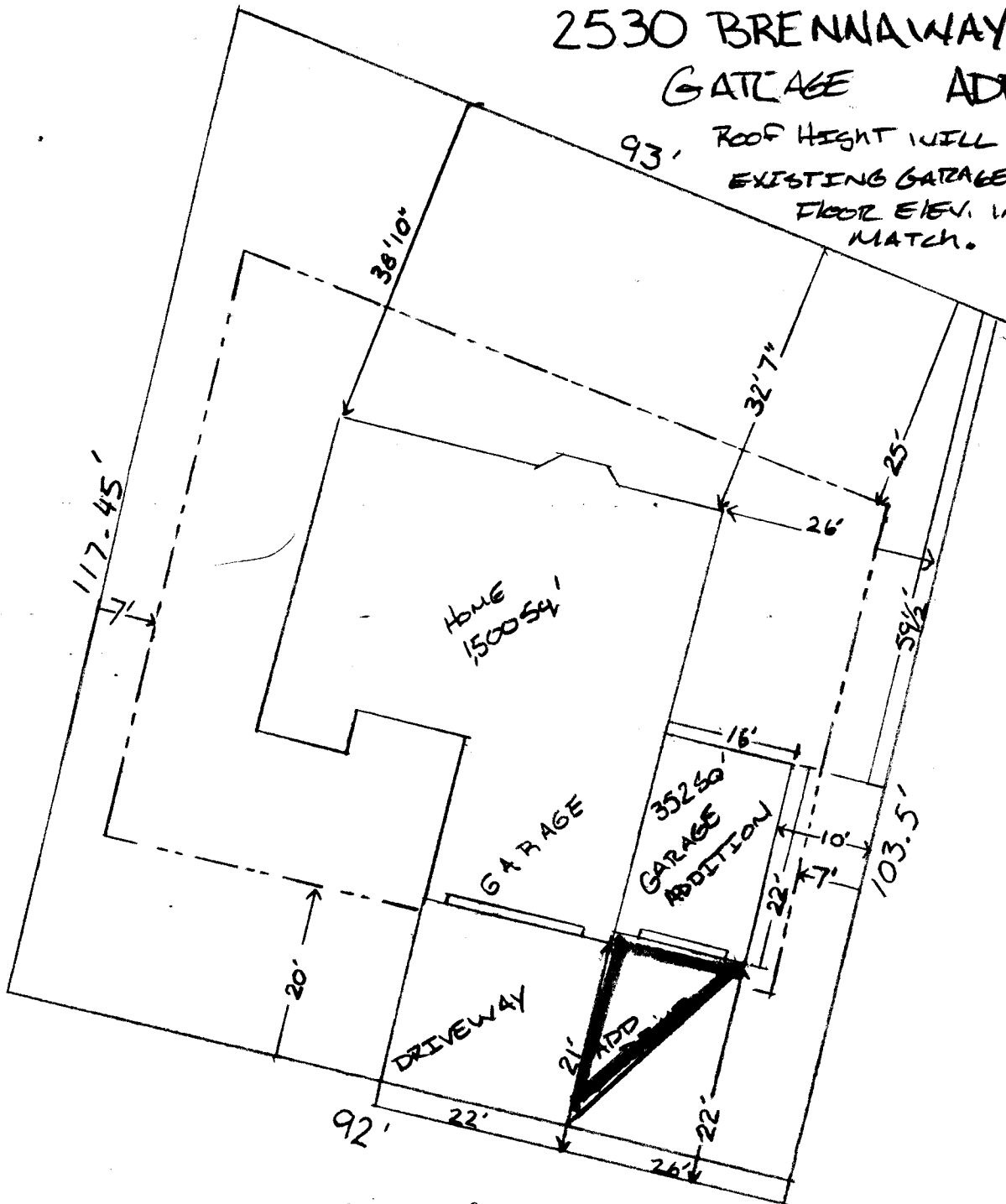
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting	<u>Dottie Vanover</u>		Date <u>12/17/99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2530 BRENNAWAY
GARAGE ADD.

93. ROOF HEIGHT WILL MATCH
EXISTING GARAGE.
FLOOR ELEV. WILL ALSO
MATCH.



ACCEPTED *Yvette Brown* 12/17/99
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.

*Drive OK,
Fred Davis
12-13-99*