

FEE \$	<u>Pl w/ Variance fee -</u>
TCP \$	<u>-</u>
SIF \$	<u>-</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 72574



Your Bridge to a Better Community

34822-8370

BLDG ADDRESS 220 Hillcrest SQ. FT. OF PROPOSED BLDGS/ADDITION 300
 TAX SCHEDULE NO. 2945-112-15-005 SQ. FT. OF EXISTING BLDGS 2000
 SUBDIVISION Hillcrest TOTAL SQ. FT. OF EXISTING & PROPOSED 2300
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER Peter Robinson
 (1) ADDRESS 220 Hillcrest USE OF EXISTING BUILDINGS residence
 (1) TELEPHONE 241-9156 DESCRIPTION OF WORK & INTENDED USE adding Garage
 (2) APPLICANT same Interior remodel Home
 (2) ADDRESS _____ TYPE OF HOME PROPOSED:
 (2) TELEPHONE _____ 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 RSF-5 Maximum coverage of lot by structures _____
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or 45 from center of ROW, whichever is greater
 Side 5' from PL, Rear 7.5' per variance from PL Parking Req'mt _____
 Maximum Height 32' Special Conditions VARIANCE - # VAR-1999-172
 CENSUS _____ TRAFFIC _____ 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 Peter Robinson Date 10/21/99
 Department Approval Ronnie Edwards Date 10/21/99

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>Mark Cole</u>	Date	<u>10/21/99</u>

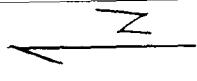
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

ROBINSON - 220 Hillcrest

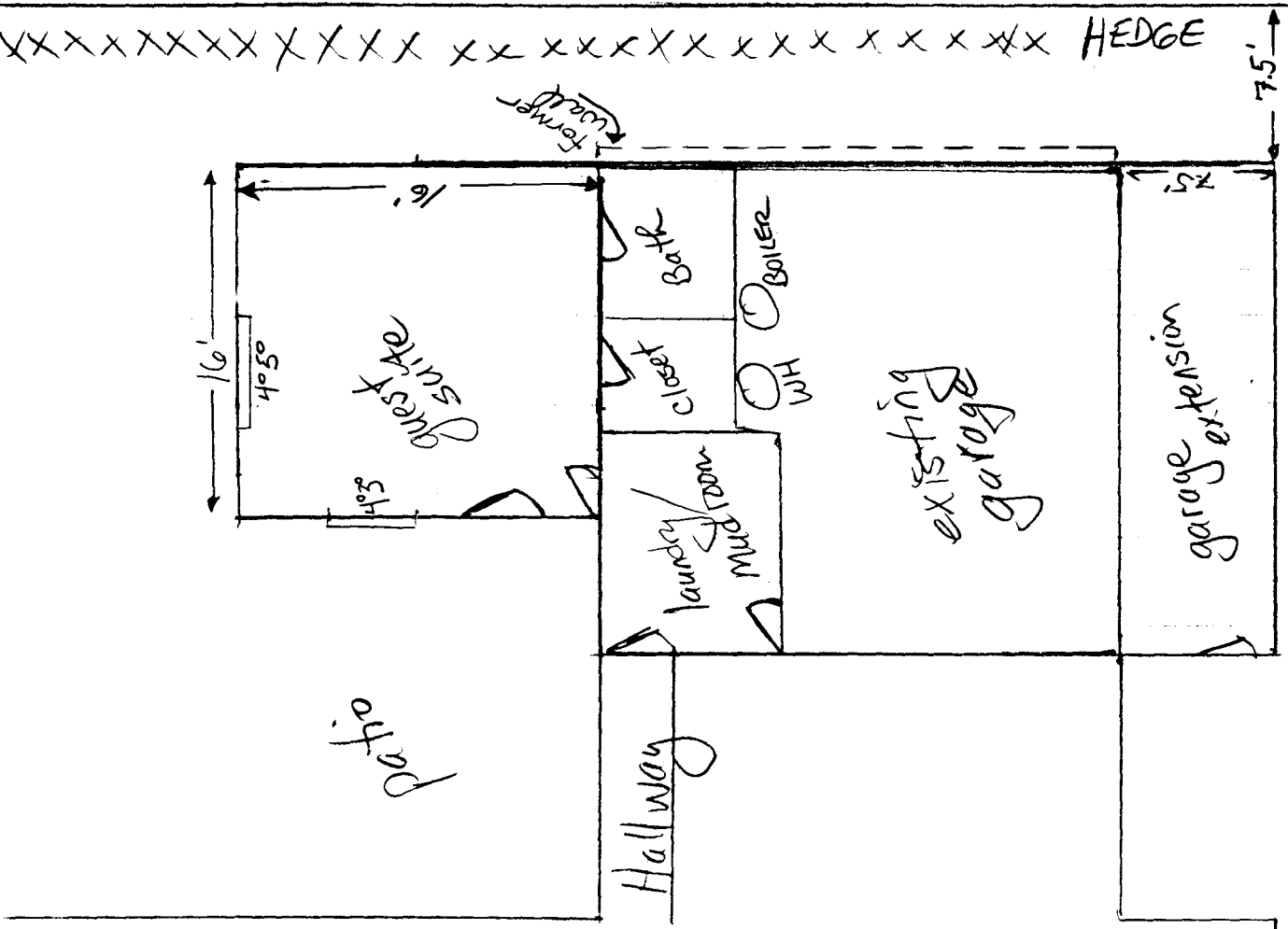
Ronni 10/21/99

Hillcrest

Existing House



EAST PROPERTY LINE



(UAR-1999-172)

2 sq. ft = 2 feet

2945-112-15-005