

FEE \$	10.00
TCP \$	-
SIF \$	292.00

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

BLDG PERMIT NO. 13563



Handwritten initials

Your Bridge to a Better Community

BLDG ADDRESS 2214 Victorian Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1733/215/495 *Living Bonus Garage*

TAX SCHEDULE NO. 2945-183-07-010 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED (above)

FILING 1 BLK 1 LOT 10 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER JA Fox NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 588 Eastwood *GJ00 81904* USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-986-1373 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT Owner TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) ADDRESS Same Manufactured Home (HUD)

(2) TELEPHONE Same 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-4 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or 45' from center of ROW, whichever is greater Permanent Foundation Required: YES NO

Side 7' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

CENSUS 1401 TRAFFIC 03 ANN# _____

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 JA Fox Date 1-13-2000

Department Approval Ashley Oregon Date 1-21-2000

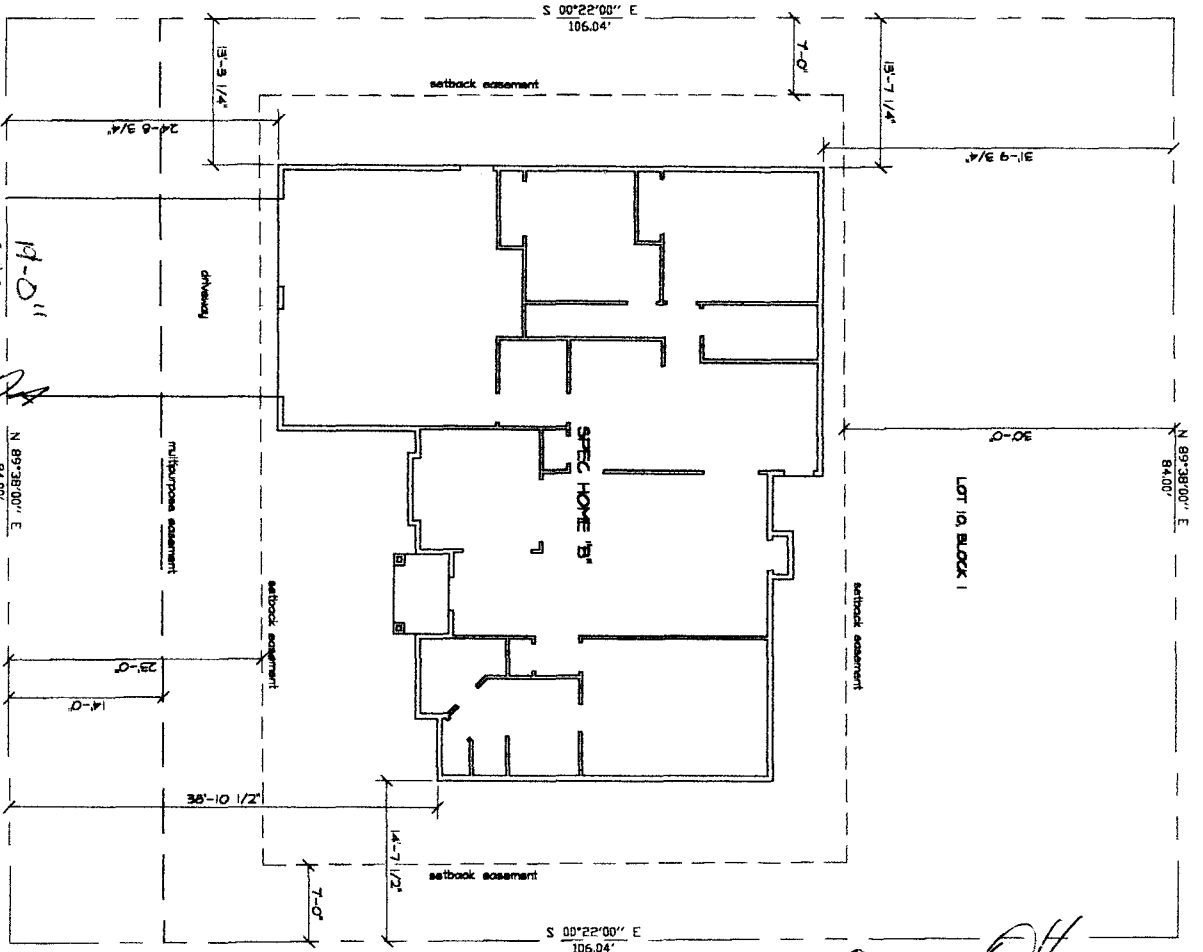
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12803</u>
Utility Accounting	<u>T. Bensley</u>	Date	<u>1/21/00</u>

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)

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

1/21/00



*Done Off
 Tick Down
 1-14-2000*

FOX CONSTRUCTION/ROCKY MOUNTAIN, INC. hereby certifies its common law copyrights and copyrights and any other copyrights in these plans, ideas, and designs. These ideas, designs and plans are not to be copied or changed in any manner or form whatsoever, nor are they designed to any third party without first obtaining the express written permission from Fox Construction/Rocky Mountain, Inc.

PLOT PLAN
 SCALE: N.T.S.

2214
 Victorian Court

1st Floor	1733 sq.ft.
Bonus Room	215 sq.ft. (actual)
Garage	495 sq.ft.
Front Porch	36 sq.ft.
Total	2479 sq.ft.

JMK & Associates LLC 666 2nd Street, Suite 100 Grand Junction, CO 81504 (970) 484-8218	Fox Construction Co. P.O. Box 1321 Palisade, CO (970) 245-1389	SPEC. HOME "B" 2214 Victorian Court Grand Junction, CO	REVISION	BY
			1/4/00	JC

PL-1