

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 82356



Your Bridge to a Better Community

BLDG ADDRESS 2214 N. 1st
 TAX SCHEDULE NO. 2945-112-15-008
 SUBDIVISION Hillcrest Manor
 FILING _____ BLK 1 LOT 6
 (1) OWNER Roland R Braun & Vivienne
 (1) ADDRESS 2214 N. 1st
 (1) TELEPHONE 243-546
 (2) APPLICANT Vivienne Brown & Roland Braun
 (2) ADDRESS 2214 N. 1st
 (2) TELEPHONE (970) 243-546

SQ. FT. OF PROPOSED BLDGS/ADDITION 784 Ft.
 SQ. FT. OF EXISTING BLDGS 1500 Ft.
 TOTAL SQ. FT. OF EXISTING & PROPOSED 3000 Ft.
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 USE OF EXISTING BUILDINGS Home
 DESCRIPTION OF WORK & INTENDED USE residential Addition/Garage
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) garage Addition

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
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL
 Maximum Height 35'

Maximum coverage of lot by structures 50'
 Permanent Foundation Required: YES NO
 Parking Req'mt _____
 Special Conditions _____
 CENSUS 4 TRAFFIC 25 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).

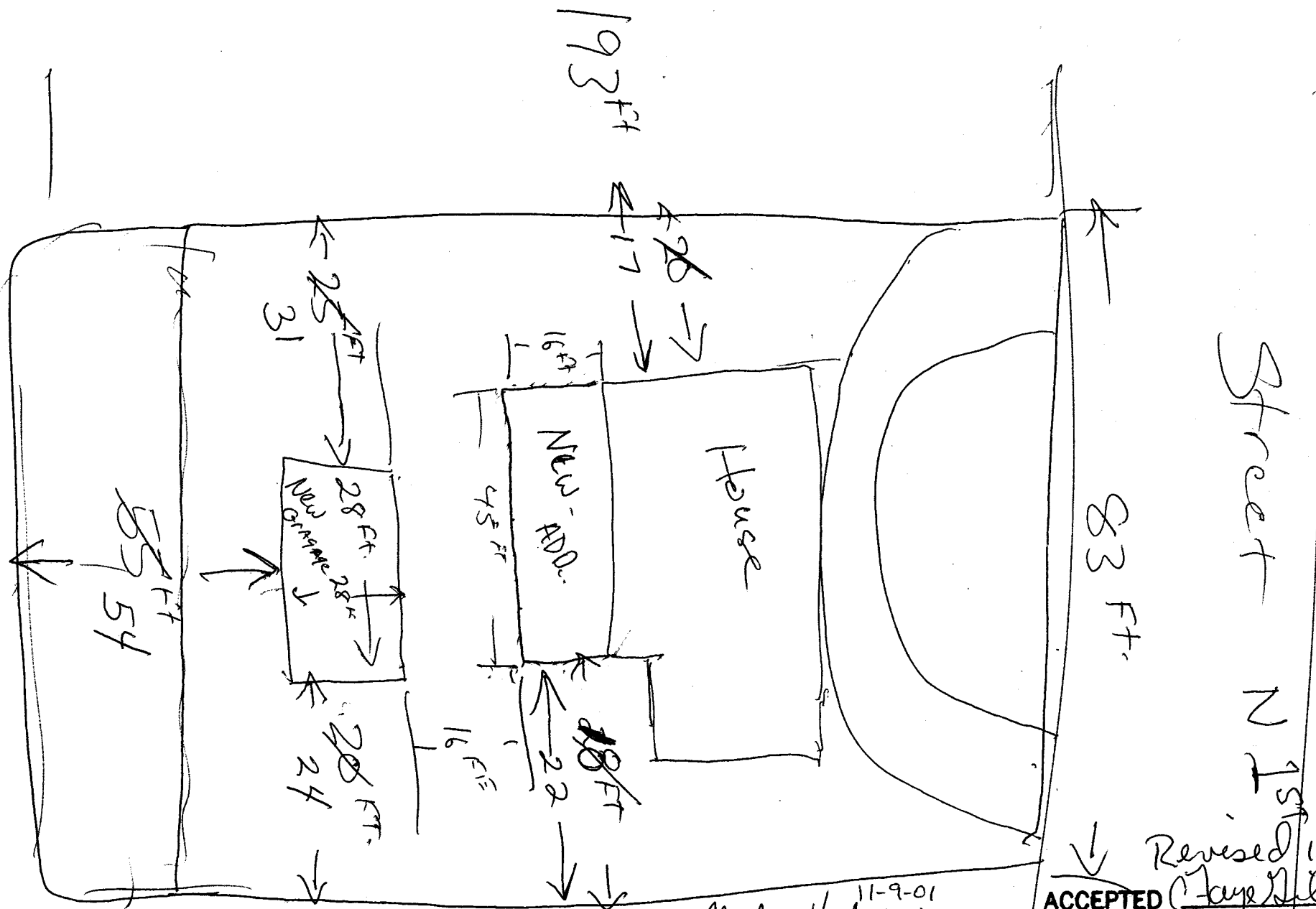
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Vivienne Brown Date 11-09-01
 Department Approval Gayle Henderson Date 11-9-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Kate Clabery</u>		Date <u>11/9/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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



Street N 1st

83 FT.

193 FT

House

New ADD.

New Garage
28 FT
28 FT

59 FT
54

Revised Ukula
C. Jay Libser

11-9-01
ACCEPTED Gayleen Anderson
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.

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