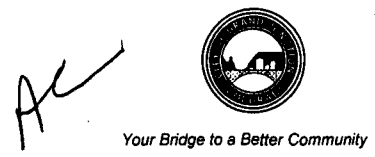


FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 81681



BLDG ADDRESS 627 Sage Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 832

TAX SCHEDULE NO. 2945-023-13-010 SQ. FT. OF EXISTING BLDGS 2800

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 3632

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 1 After: 2 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) OWNER Neal Gilman

(1) ADDRESS 2445 Bella Page Dr

(1) TELEPHONE 243-9180

USE OF EXISTING BUILDINGS Home

(2) APPLICANT Neal Gilman

DESCRIPTION OF WORK & INTENDED USE garage

(2) ADDRESS same as above

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

(2) TELEPHONE _____

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-2 Maximum coverage of lot by structures 30%

SETBACKS: Front 25' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 3' from PL, Rear 5' from PL

Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS 10 TRAFFIC 20 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 Neal Gilman Date 8/16/01

Department Approval C. Faye Johnson Date 8/16/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>existing 8150</u>
Utility Accounting	<u>Kate Holt</u>	Date <u>8/16/01</u>	<u>8150</u>

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

ACCEPTED
 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.

8/16/01
 C. Jay Johnson

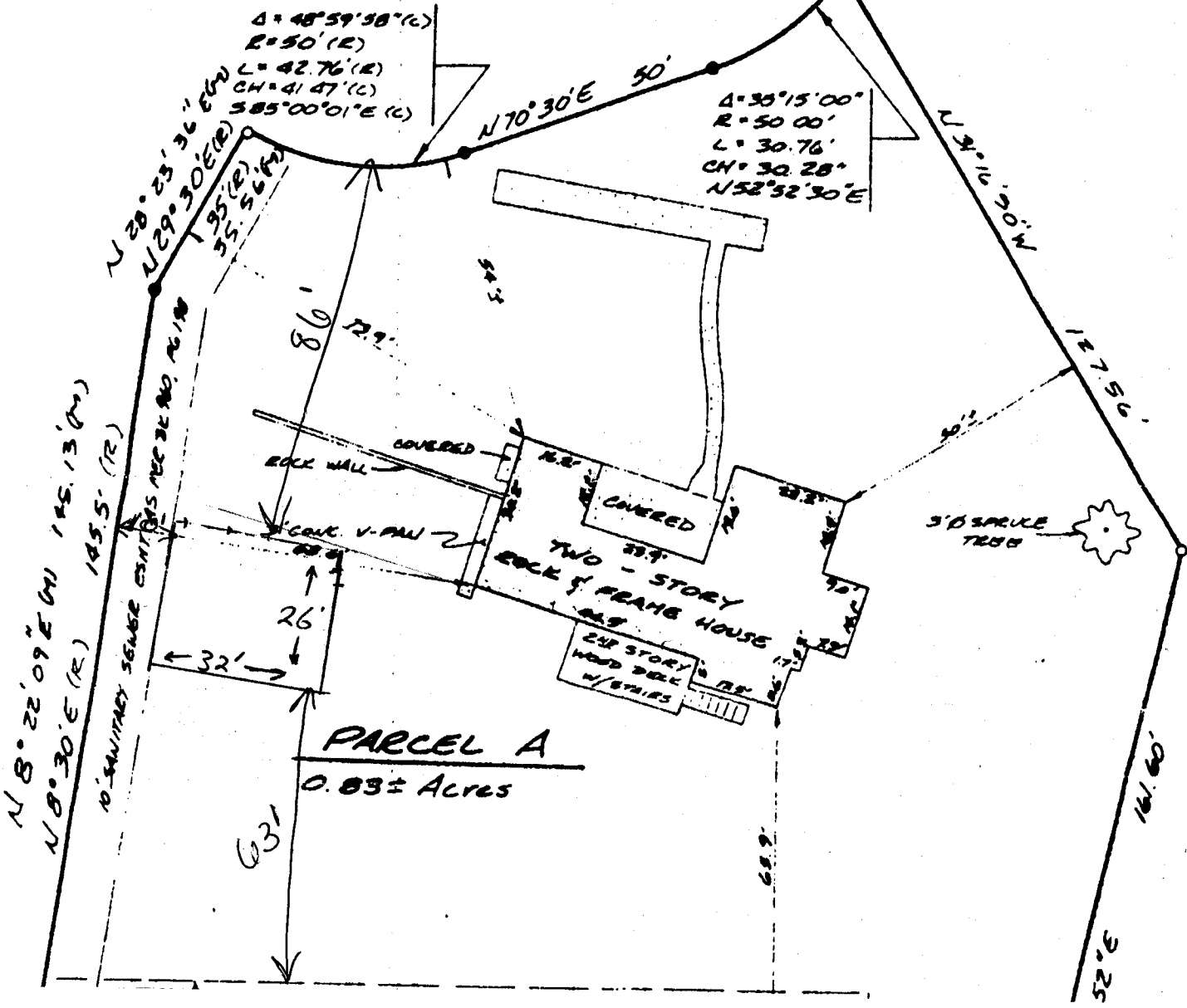
FRAGE COURT

RECORDED
 $\Delta = 70^{\circ}30'$
 $R = 50'$
 $L = 61.52'$

$\Delta = 35^{\circ}15'00''$
 $R = 50.00'$
 $L = 30.76'$
 $CH = 30.28'$
 $N 17^{\circ}37'30'' E$

$\Delta = 48^{\circ}59'58'' (C)$
 $R = 50' (R)$
 $L = 42.76' (R)$
 $CH = 41.47' (C)$
 $S 85^{\circ}00'01'' E (C)$

$\Delta = 35^{\circ}15'00''$
 $R = 50.00'$
 $L = 30.76'$
 $CH = 30.28'$
 $N 52^{\circ}52'30'' E$



PARCEL A
 0.83± Acres