

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

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

BLDG PERMIT NO. 84065



Your Bridge to a Better Community

BLDG ADDRESS 2117 N 1st Street SQ. FT. OF PROPOSED BLDGS/ADDITION 520'

TAX SCHEDULE NO. 2945-101-00-026 SQ. FT. OF EXISTING BLDGS 1956

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2484

FILING _____ BLK _____ LOT _____

(1) OWNER Robert E Dolan

(1) ADDRESS 811 Pitkin

(1) TELEPHONE 970 948 1652

(2) APPLICANT _____

(2) ADDRESS _____

(2) TELEPHONE _____

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

NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction

USE OF EXISTING BUILDINGS Dwellings

DESCRIPTION OF WORK & INTENDED USE Storage/Garage

TYPE OF HOME PROPOSED:
 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-4

Maximum coverage of lot by structures 50%

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 _____

Maximum Height 35'

Special Conditions _____

CENSUS 4 TRAFFIC 25 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 Robert E Dolan

Date 4/15/02

Department Approval Pat Bushman

Date 4-15-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>J. [Signature]</u>	Date <u>4/15/02</u>		

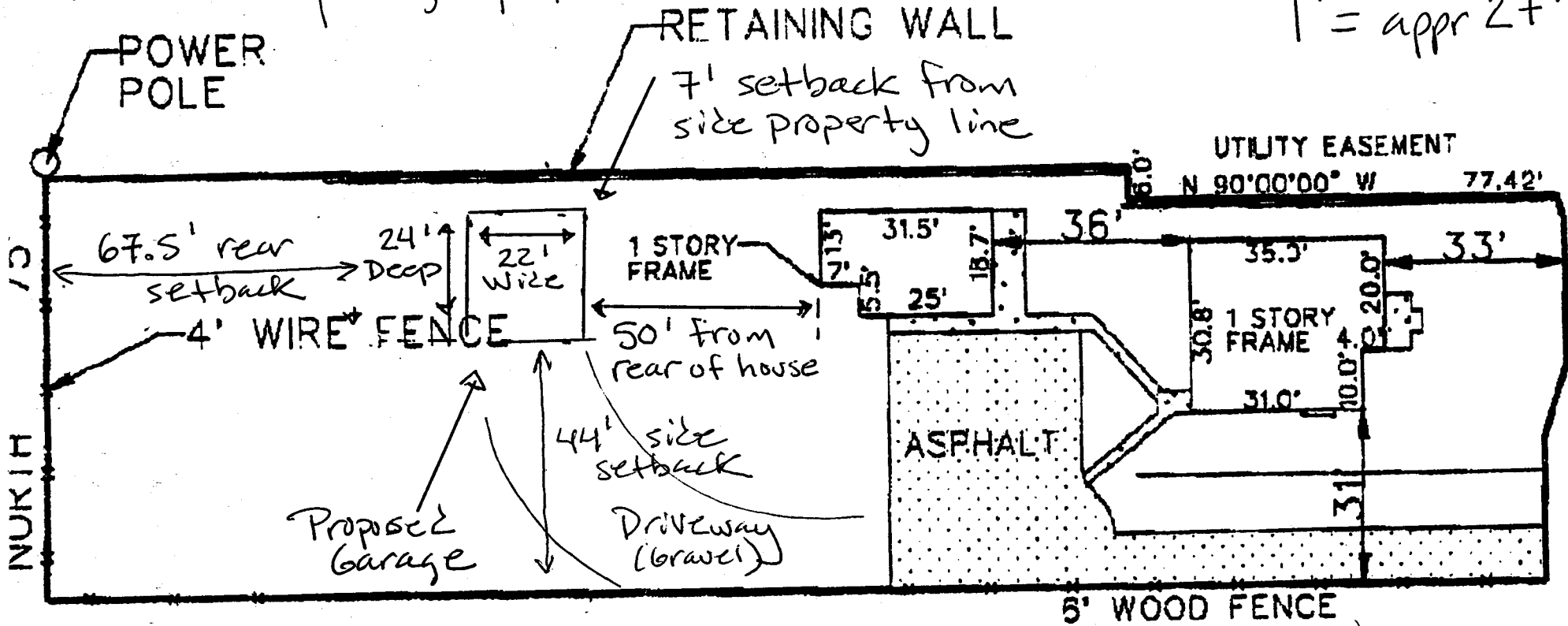
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

Robert Dolan (970 948 1652)
 2117 N 1st, Garage Proposal

SCALE

1" = appr 27'



4-15-02

Pat Bushman

APPLICANT'S RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES