

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 7522



Your Bridge to a Better Community

13382-8399
 BLDG ADDRESS 2867 Texas Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 420
 TAX SCHEDULE NO. 2943-074-09-028 SQ. FT. OF EXISTING BLDGS 1200
 SUBDIVISION Ormsbee TOTAL SQ. FT. OF EXISTING & PROPOSED 1600
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) OWNER Patrick Lee
 (1) ADDRESS 2867 Texas Ave
 (1) TELEPHONE 242-9364
 (2) APPLICANT Patrick Lee
 (2) ADDRESS 2867 Texas Ave
 (2) TELEPHONE 242-9364
 USE OF EXISTING BUILDINGS Home
 DESCRIPTION OF WORK & INTENDED USE Porch + Awning
 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 RMF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' from PL Parking Req'mt _____
 Maximum Height 35' Special Conditions _____
 CENSUS 66 TRAFFIC 31 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 Patrick Lee Date 5-5-00
 Department Approval Mishi Oragon Date 5/5/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Attendants</u>		Date <u>5-5-00</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)

2867 Texas Ave

4x4 Posts to be
cemented 12" in
ground or bolted to
driveway

ACCEPTED *Alshu 5/5/00*
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.

