

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

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

BLDG PERMIT NO. 77023



Your Bridge to a Better Community

BLDG ADDRESS 2816 1/2 Texas Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 30 sqft
TAX SCHEDULE NO. 2943-073-09-004 SQ. FT. OF EXISTING BLDGS 492 sqft
SUBDIVISION East Texas TOTAL SQ. FT. OF EXISTING & PROPOSED 522 sqft
FILING _____ BLK _____ LOT 3 ^{East Sub Approved}
(1) OWNER KARI WYMAN-FELIZAK NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) ADDRESS 2816 1/2 Texas Ave NO. OF BUILDINGS ON PARCEL
Before: 2 After: 2 this Construction
(1) TELEPHONE 970-242-4089 USE OF EXISTING BUILDINGS HOUSE SHED
(2) APPLICANT KARI WYMAN-FELIZAK DESCRIPTION OF WORK & INTENDED USE Remodel Addition
(2) ADDRESS 2816 1/2 Texas Ave TYPE OF HOME PROPOSED:
(2) TELEPHONE 242-4089 _____ 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 70%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
or _____ from center of ROW, whichever is greater
Side 5' from PL, Rear 10' from PL Parking Req'mt 2
Maximum Height 35' Special Conditions _____
CENSUS 6 TRAFFIC 30 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 Kari Wyman-Felizak Date Sept 26, 2000
Department Approval C. Jack Gibson Date 9-26-00

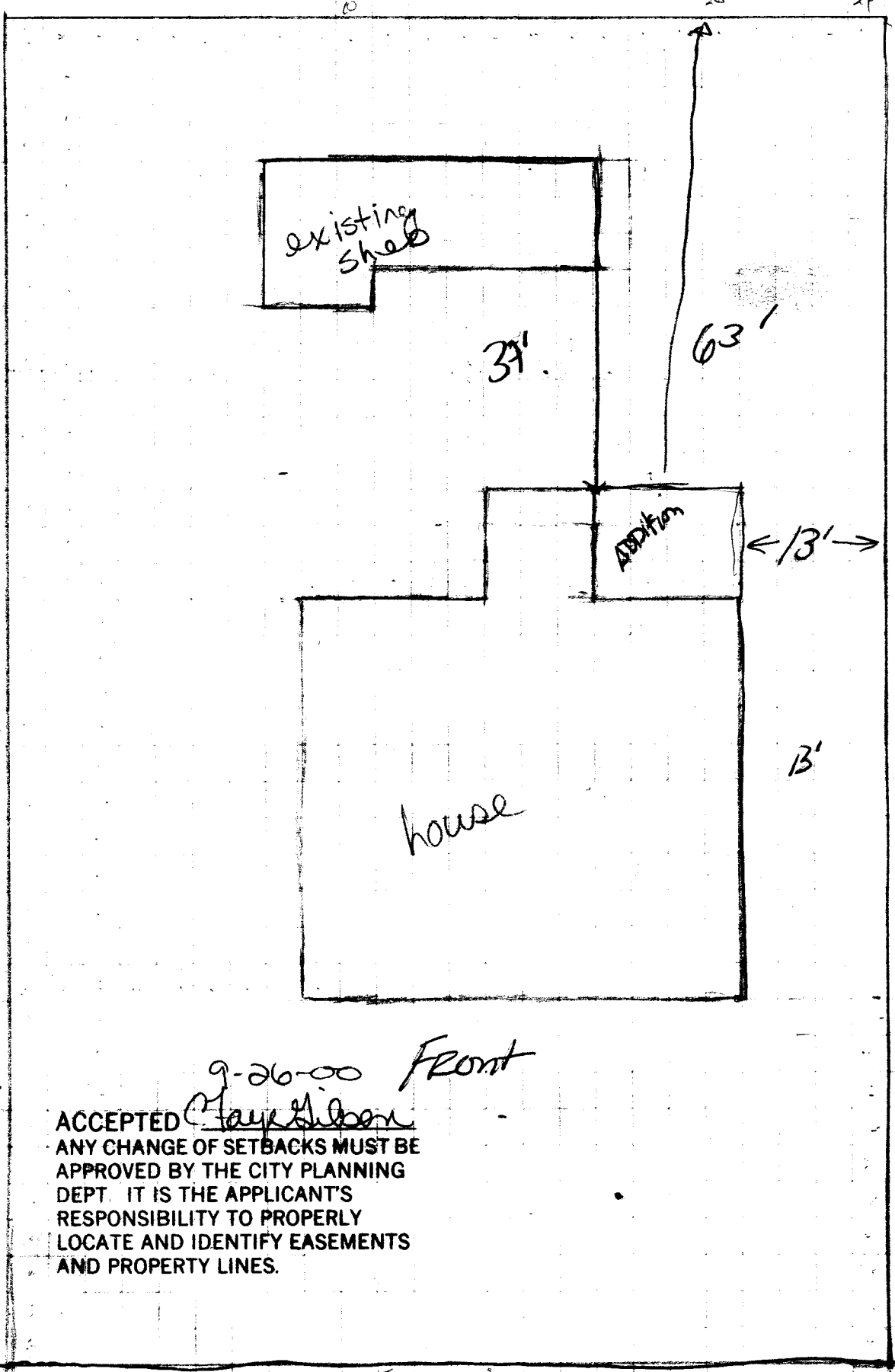
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>no chg in</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9/26/00</u>

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)

Lot size 70' x 111' ³² 3/11 ²³ 3/20

BACK



Area Wynnon - Federal
2816 1/2 Texas Ave

9-26-00 Front

ACCEPTED *Mark Wilson*
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.

FRONT SIDEWALK

TEXAS AVE