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

BLDG PERMIT NO. 78813



Your Bridge to a Better Community

BLDG ADDRESS 2804 Texas Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 576

TAX SCHEDULE NO. 2943-873-00-017 SQ. FT. OF EXISTING BLDGS 1800

SUBDIVISION — TOTAL SQ. FT. OF EXISTING & PROPOSED 2376

FILING — BLK — LOT — NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Kevin S. Decker NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 2804 Texas Ave. USE OF EXISTING BUILDINGS Home

(1) TELEPHONE (970) 248-9558 DESCRIPTION OF WORK & INTENDED USE Car Storage.

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

(2) ADDRESS —

(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 RMF-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO
 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 — TRAFFIC — 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).

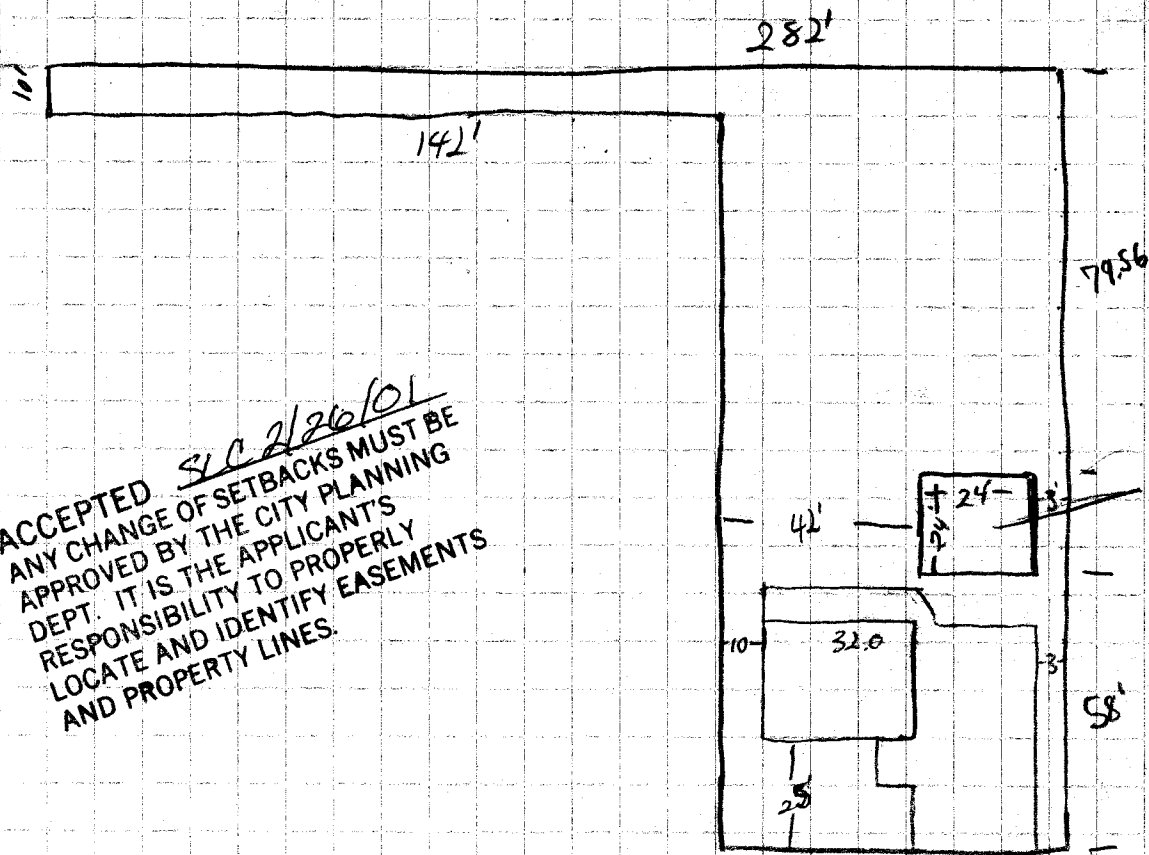
Applicant Signature [Signature] Date 02-20-01

Department Approval [Signature] Date 2/26/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>—</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/26/01</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)



ACCEPTED S/C 2/26/01
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.

Texas Avenue.

KEVIN DECKER

2804 TEXAS AVE.

GRAND Jct. CO 81501

(970) 248-9558

(970) 245-8025 ext 209