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|--------|---|
| FEE \$ | 0 |
| TCP \$ | 0 |
| SIF \$ | 0 |

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

BLDG PERMIT NO. 80423



Your Bridge to a Better Community

BLDG ADDRESS 1125 ROOP AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 912
 TAX SCHEDULE NO. 2945 144 13 004 SQ. FT. OF EXISTING BLDGS 963
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1,875
 FILING _____ BLK 11D LOT 7+8
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL:
 Before: 2 After: 2 this Construction
 (1) OWNER ERNIE LANGELIER
 (1) ADDRESS 114 GLADE PARK RD, 5J
 (1) TELEPHONE 970.255.9499
 (2) APPLICANT EL CONSTRUCTION
 (2) ADDRESS 114 GLADE PARK RD, 5J, CO 81503
 (2) TELEPHONE 970.255-9499

USE OF EXISTING BUILDINGS residence, garage
 DESCRIPTION OF WORK & INTENDED USE Addition Garage for residential use
 TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) remodel exist-home

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 7090
 SETBACKS: Front 20' / 25' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' / 3' from PL, Rear 10' / 3' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____

Old clearance expired, just renewing old Planning Clearance
 CENSUS 2 TRAFFIC 41 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 Ernie Langelier Date 4/4/02
 Department Approval C. Taylor Gibson Date 4/8/02

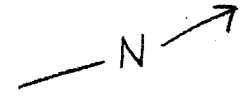
| | | | |
|--|--------------------|----|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. _____ |
| Utility Accounting | Date <u>4/8/02</u> | | _____ |

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)

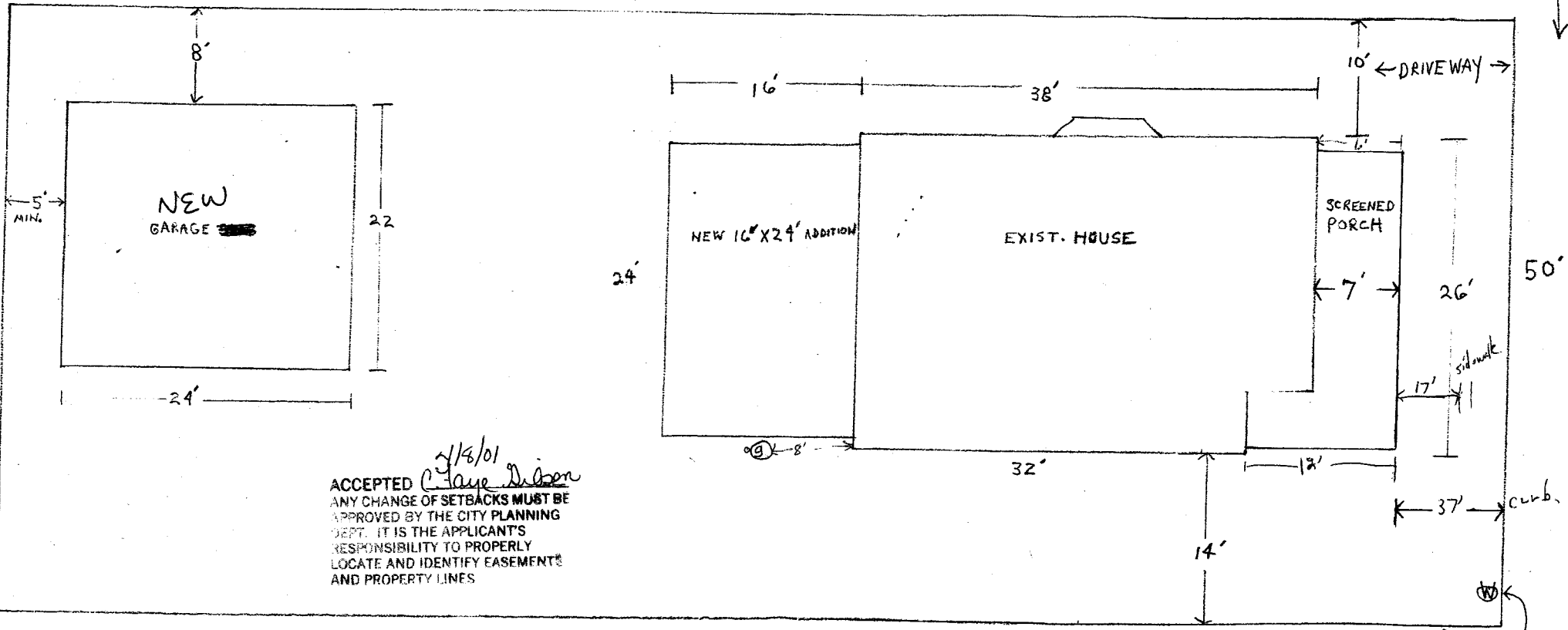
SITE PLAN - 1125 ROAD AVE.

70 11 ST.

125'



ROAD AVE



1/6/01
 ACCEPTED *C. Jaye Dixon*
 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

EL CONST.
 114 GLADE PARK RD
 GJ., CO 81503
 255-9499

PROPERTY LINE
 $\frac{1}{8}'' = 1'$