

89549

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. ~~None~~



Your Bridge to a Better Community

9500-5890

BLDG ADDRESS 2214 META AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 160 SF

TAX SCHEDULE NO. 2145-124-06-016 SQ. FT. OF EXISTING BLDGS 1920 SF

SUBDIVISION REGENT TOTAL SQ. FT. OF EXISTING & PROPOSED 2080

FILING # 9 BLK # 3 LOT # 8

NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

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

(1) OWNER BRUCE BISHOP, SUE BECKER

(1) ADDRESS 2214 META AVE

(1) TELEPHONE 259-7562

(2) APPLICANT BRAD DAVENPORT

(2) ADDRESS 818 ELM AVE G.J.

(2) TELEPHONE 243-5839

USE OF EXISTING BUILDINGS RESIDENCE / SITE

DESCRIPTION OF WORK & INTENDED USE KITCHEN ADDITION

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 70%

SETBACKS: Front 20' from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

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).

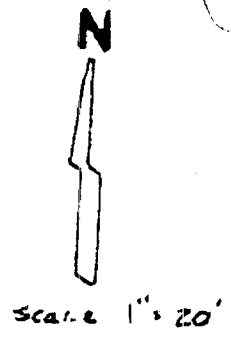
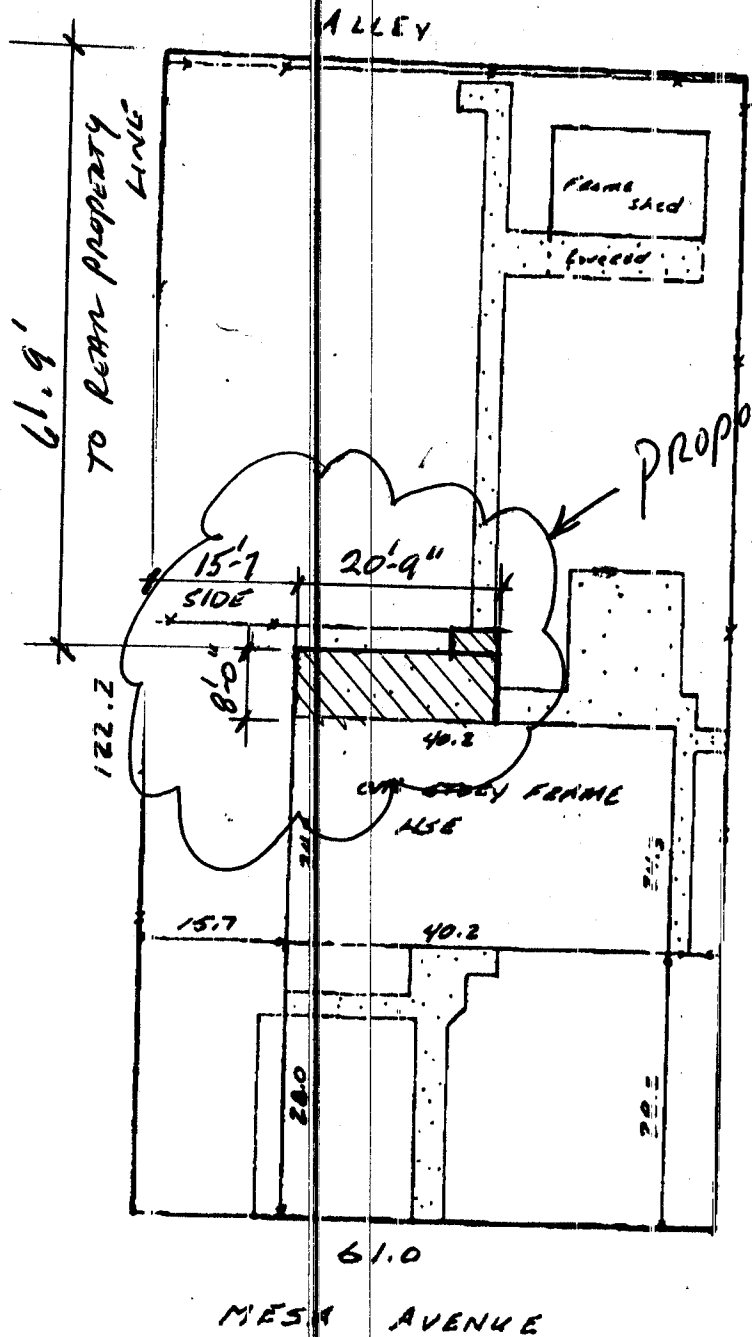
Applicant Signature [Signature] Date 5/19/03

Department Approval [Signature] Date 5/20/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Kitchen</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/20/03</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 *C. J. 5/20/03*
 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.

This property does not fall within any apparent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 8 in Block 3 of REGENT SUBDIVISION, according to the official plat thereof recorded on Plat Book No. 9 at Page 13, Official Records of Mesa County, Colorado

Legal Description and Easements of record provided by American Land Title File No. 7/LTC-11174.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Mesa National Bank that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 7/17/05