

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 88005



Your Bridge to a Better Community

BLDG ADDRESS 2125 Texas Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 221
 TAX SCHEDULE NO. 2945-124-11-010 SQ. FT. OF EXISTING BLDGS 1600
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1821
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER CHUCK RICHARDSON
 (1) ADDRESS 2125 TEXAS USE OF EXISTING BUILDINGS House
 (1) TELEPHONE 250 1024 DESCRIPTION OF WORK & INTENDED USE New Kitchen
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS Same _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE Same _____ 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 _____ TRAFFIC _____ 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 Chuck Fedor Date 3-17-03
 Department Approval Gayleen Henderson Date 3-17-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O NO <u>EXISTING HOME</u> <u>9405-5831</u>
Utility Accounting <u>Kate Elsbury</u>	Date <u>3/17/03</u>		

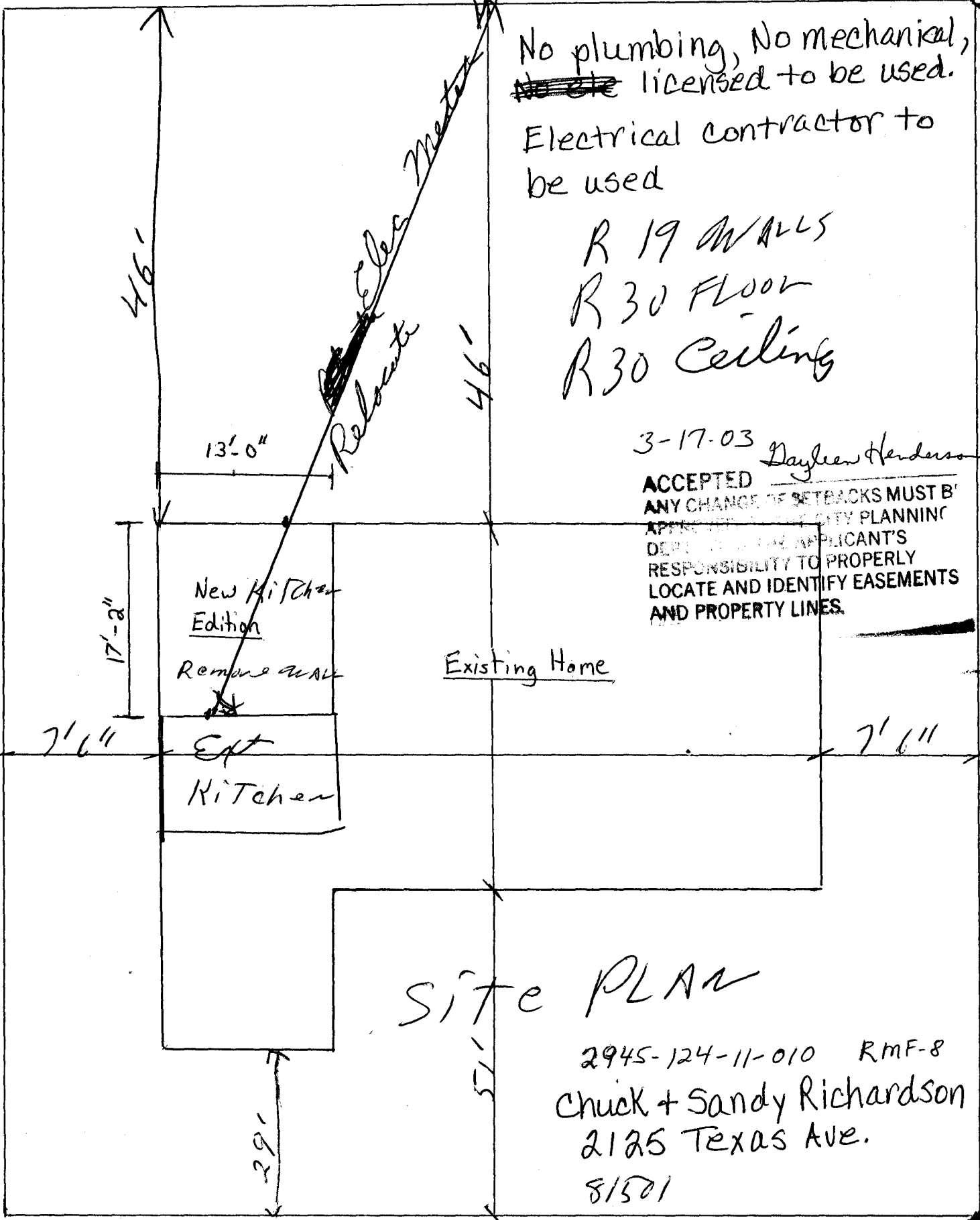
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Owner / Builder

No plumbing, No mechanical,
~~No etc~~ licensed to be used.
Electrical contractor to
be used

R 19 WALLS
R 30 FLOOR
R 30 Ceiling

3-17-03 *Dayleen Henderson*
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY CITY PLANNING
DEPT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



Site PLAN

2945-124-11-010 RMF-8
Chuck + Sandy Richardson
2125 Texas Ave.
81501