

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

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

BLDG PERMIT NO. 87700



Your Bridge to a Better Community

BLDG ADDRESS 1840 WHITE AVE SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-133-01-022 SQ. FT. OF EXISTING BLDGS 1240 SQ FT.

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1240

FILING _____ BLK 3 LOT 14

NO. OF DWELLING UNITS:

Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 1 After: 1 this Construction

(1) OWNER Scott & Diane Hodges

(1) ADDRESS 1840 WHITE AVE

USE OF EXISTING BUILDINGS RESIDENTIAL

(1) TELEPHONE 245-3448

DESCRIPTION OF WORK & INTENDED USE NEW ELECTRICAL WORK, ROOFING, DRYWALL & PAINTING

(2) APPLICANT Scott Hodges Const., Inc.

TYPE OF HOME PROPOSED: Rebuild back 403 IA
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)

(2) ADDRESS 2187 LASSEN CT.

(2) TELEPHONE 245-3448

Other (please specify) REMODEL

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 _____

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 _____

Maximum Height 32'

Special Conditions Interior & Rebuilding 403 IA of home.
 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 C. Scott Hodges

Date JAN. 13th 03

Department Approval C. Gaye Johnson

Date 1/14/03

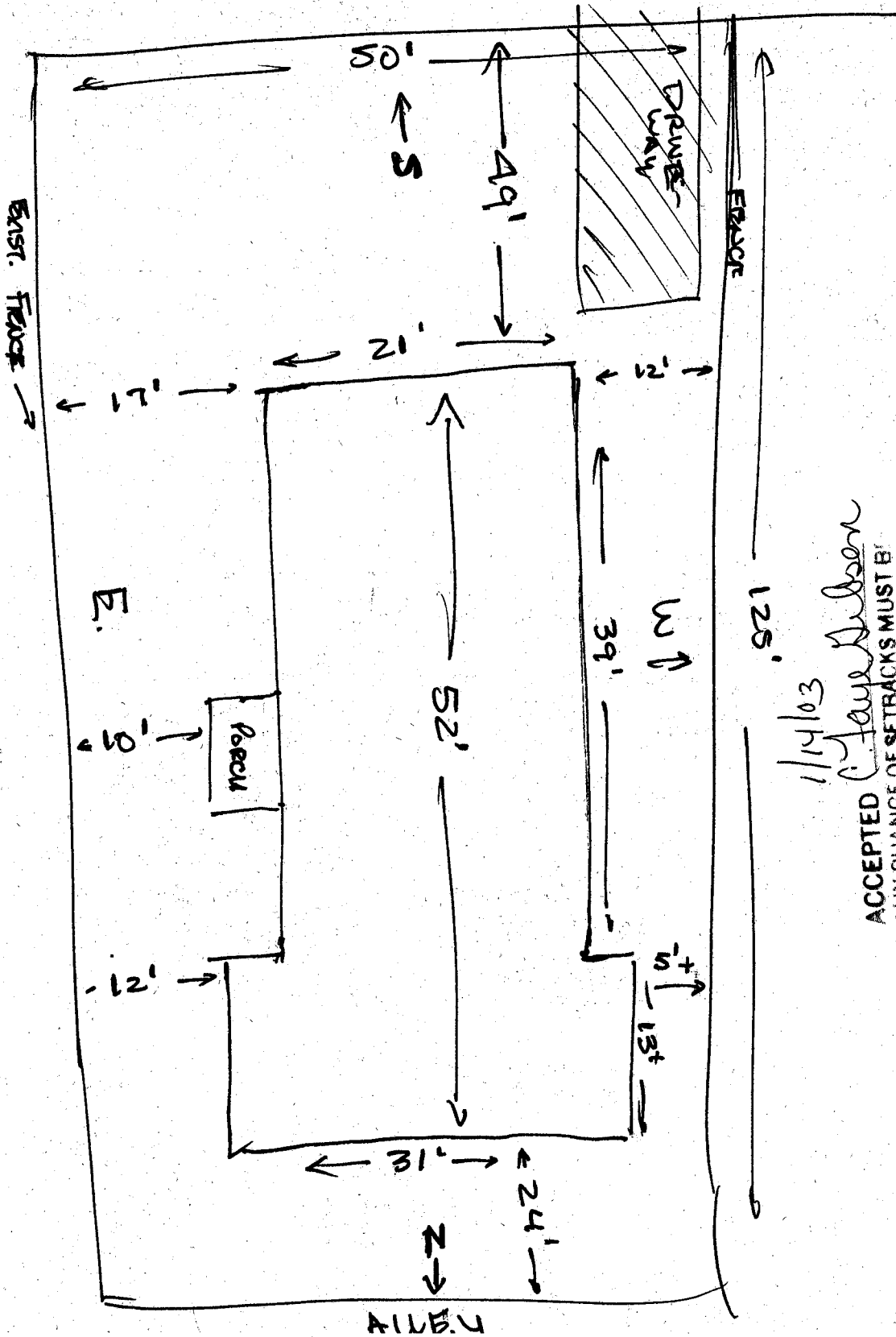
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>	<u>X</u>	_____
		Date	<u>1/14/03</u>

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)

PROPERTY LOCATION: 1840 WHITE AVE.

WHITE AVE



1/14/03
C. Taylor Johnson

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES