

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 58147

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



11-9
 2002-0280-~~824~~¹¹⁻⁹ THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>1430 WHITE AVE</u>	TAX SCHEDULE NO.	<u>2945-133-02-030</u>
SUBDIVISION	<u>East Main St. Add.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>202 sq. ft. Addition</u> <u>288 sq. ft. Garage</u>
FILING	BLK <u>1</u> LOT <u>12</u>	SQ. FT. OF EXISTING BLDG(S)	<u>460 sq. ft. residence.</u>
(1) OWNER	<u>ROMEO ALEXANDER VERA</u>	NO. OF DWELLING UNITS	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>1430 WHITE AVE</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>(470) 242-4874</u>	USE OF EXISTING BLDGS	<u>Residence.</u>
(2) APPLICANT	<u>SAME AS ABOVE</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>1 Car Garage</u> <u>and workshop / Kitchen / Dining / 1 Car Open</u> <u>(Porch extension 4'5" x 16') Carport.</u>
(2) ADDRESS	<u>" "</u>		
(2) TELEPHONE	<u>" "</u>		

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE	<u>RMF-32</u>	Maximum coverage of lot by structures	<u>60%</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	<u></u>
or	<u>45'</u> from center of ROW, whichever is greater	Special Conditions	<u>E. side of carport</u> <u>cannot be enclosed</u>
Side	<u>Car-3'</u> from PL		
Rear	<u>Car-10'</u> from PL		
Maximum Height	<u>36'</u>	CENSUS TRACT	<u>7</u> TRAFFIC ZONE <u>40</u>

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Romeo Alexander Vera Date Nov. 6, 1996

Department Approval Antonia Costello Date 11/6/96

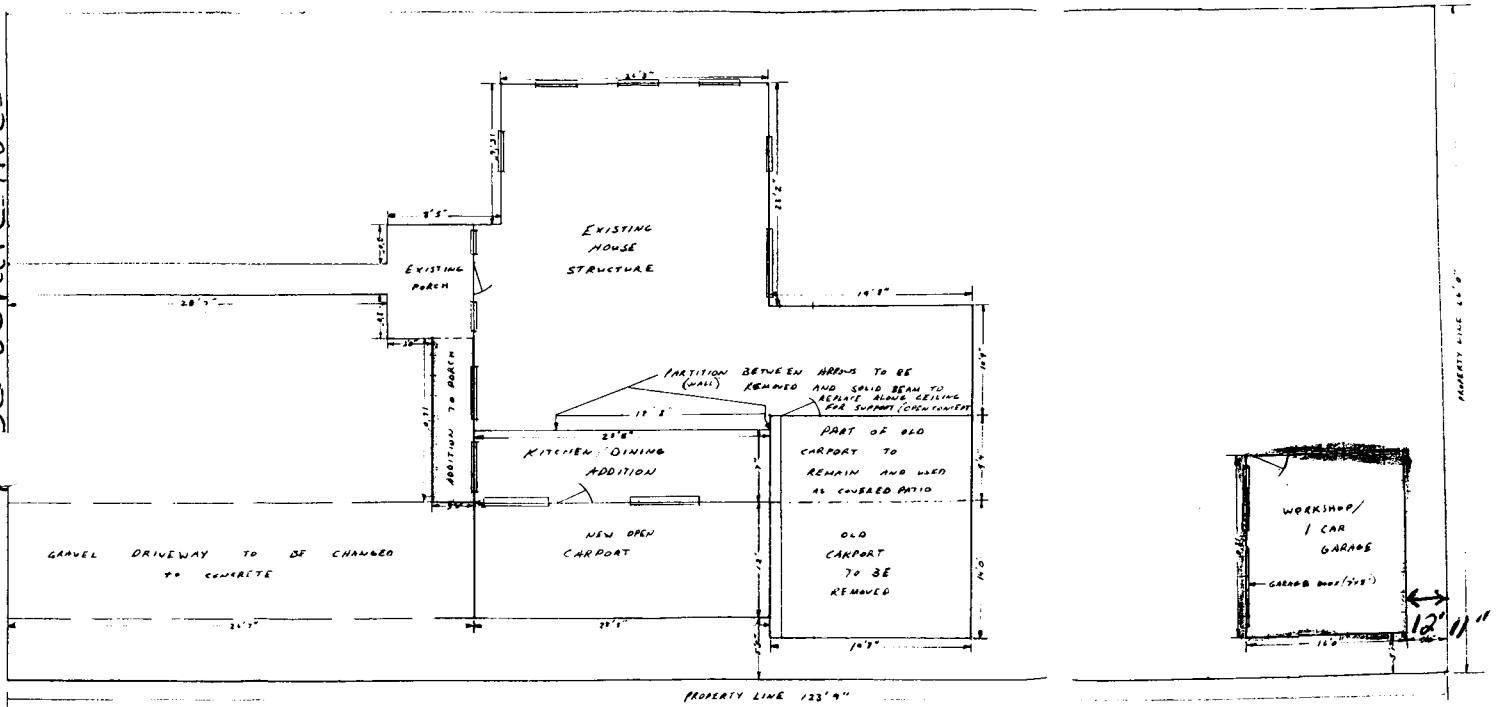
Additional water and/or sewer tap fee(s) are required: YES NO ✓ W/O No.

Utility Accounting Lucy Shupe Date 11/6/96

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)

30 White Ave.



Yellow highlight indicates new additions, i.e.: Garage/Workshop, Kitchen/Dining Addition and attached carport, and extension of porch.

ACCEPTED SLC 11/6/96
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.

ADDITIONS TO BE COMPLETED: KITCHEN/DINING ADDITION AND
EXTENSION - 28'8" X 7'0"

KITCHEN/DINING ADDITION TO HAVE
VINYL SIDING WITH EXISTING
STRUCTURE TO BE VINYL SIDED
AS FUNDS ALLOW AT LATER DATE.

CARPORT 28'8" X 12'0"

PORCH ADDITION, EXTENSION WITH
4' TALL PARTIALLY ENCLOSED
FRONT AND SIDE WALLS

SMALL WORKSHOP / 1 CAR GARAGE
IN BACK YARD 16'0" X 15'0" ON
EXISTING MONOLITHIC SLAB

KITCHEN / DINING ADDITION FOUNDA
(FOOTER AND STEINWALL ARE COMPLETE
AS PER BUILDING PERMIT # 3928
DATE ISSUED 7-24-91

ADDITIONS - KITCHEN/DINING AREA
AND GARAGE/WORKSHOP TO BE
CONSTRUCTED USING 2"X4" WALLS (SI
SHED STYLE SLOPING ROOFLINE
JOINING KITCHEN/DINING AREA
AND CARPORT

ELECTRICAL WILL BE 12-3 LINE
(OR) AS PER CODE

WORKSHOP/GARAGE ELECTRICAL AS
CODE

ROOFING ON ALL STRUCTURES TO BE
BUILT WILL BE SHINGLE

CARPORT SUPPORTS TO BE 4"X4" POSTS

ALL WORK TO BE DONE BY
OWNER

PROPERTY LINE 66 0