

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50742

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

2002-0560-09-8

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1222 White Ave TAX SCHEDULE NO. 294513304011
 SUBDIVISION Keith Addition SQ. FT. OF PROPOSED BLDG(S)/ADDITION 264' sq ft
 FILING _____ BLK A LOT 27+28 SQ. FT. OF EXISTING BLDG(S) 962' + 180' sq ft
 (1) OWNER Emily Witte NO. OF DWELLING UNITS BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) ADDRESS 1222 White Ave
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT MTH Corp USE OF EXISTING BLDGS Home + Garage
 (2) ADDRESS 734 s 4th Grand Junction DESCRIPTION OF WORK AND INTENDED USE: Remove
 (2) TELEPHONE 244-2988 old Garage + Build New

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 RSF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 3' from PL Rear 3' Acc. from PL Special Conditions _____
 Maximum Height _____
min. - 5' - 15' CENSUS TRACT 7 TRAFFIC ZONE 40

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 [Signature] Date 12/19/94
 Department Approval [Signature: Honnie Edwards] Date 12/19/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in use
 Utility Accounting Michelle Fowler Date 12-19-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Alley

50'

Plot Plans
175'

ACCEPTED *Pennie Edwards* 12/7/94
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.

Existing House

1222 White

12x22
Proposed Garage
and Driveway

34'

14'

35'

20'

