

FEE \$	10 ⁰⁰
TCP \$	—

8' 4"
8' 4"
25' 8"

BLDG PERMIT NO. 52587

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

2002-0540-09-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1278 WHITE AVE TAX SCHEDULE NO. 2945-133-04-013
 SUBDIVISION KEITH ADDITION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 362 sq. ft.
 FILING BLK A LOT E 1/2 PL 10 SQ. FT. OF EXISTING BLDG(S) 980 sq. ft.
 (1) OWNER CARY ATWOOD NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 1278 WHITE
 (1) TELEPHONE 242-7435 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT CARY ANN ATWOOD USE OF EXISTING BLDGS RESIDENCE
 (2) ADDRESS 1278 WHITE AVE. DESCRIPTION OF WORK AND INTENDED USE: Detached
 (2) TELEPHONE 242-7435 single garage for vehicle parking/storage

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 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater, Special Conditions _____
 Side 3' to lane from PL Rear 3' (15' for access) from PL
 Maximum Height 32'
 CENS.T. 7 T.ZONE 40 ANNX# _____

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 Cary Ann Atwood Date 6-24-95
 Department Approval Ronnie Edwards Date 6/23/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in S/E use
 Utility Accounting Miller Fowler Date 6-23-95

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)

ALLEY

PROPERTY LINE

PROPERTY LINE

4'6"

16'

15'

21'

22'

PROPOSED GARAGE

4'6"

Romnie 6/23/95

ACCEPTED
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.

RESIDENCE

↑
N
SITE PLAN
NOT DRAWN
TO SCALE



City of Grand Junction
Community Development Department
Code Enforcement Division
250 North 5th Street
Grand Junction, CO 81501

DATE Aug 22, 1995

CASE # 95-2432

ZONING/CODE VIOLATION

Your property, located at 1238 White Av., has been identified as having a Municipal Code violation. Below you will find a description of the specific problem(s).

Your City government is working to make your community a safe, healthy and pleasant place in which to live and work. Every one of us shares in this responsibility. Your cooperation in eliminating the violation(s) within **10 days** is appreciated. If you have any questions please call our office, 244-1593.

You should be aware that zoning/code violations do carry possible penalties from Municipal Court. Voluntary compliance eliminates the need for this type of enforcement.

Respectfully,

Williams

Division of Code Enforcement

 JUNK - the storage of junk, including but not limited to, wood products, appliances, rubber or plastic products, abandoned household goods, dismantled or inoperable machinery, equipment, tools, junk vehicles or building materials is not allowed in the City.

 MOTOR VEHICLES - inoperable vehicles may not be kept or stored on the premises unless they meet the criteria as outlined in Section 5-1-2 of the City of Grand Junction Zoning and Development Code.

 RUBBISH/TRASH - all rubbish/trash, including but not limited to, bottles, cans, unusable household furnishings or appliances, cardboard, tree branches and limbs, waste building materials and other discarded items must be removed from the property.

 FENCES - all fences constructed in the City must be built in compliance with the Zoning and Development Code. Additionally, all fences must be constructed and maintained in a professional manner.

 WEEDS - all weeds and/or brush over 6" in height must be cut and removed to a height not to exceed 3" in height. The total area of your parcel is included in this requirement, from the curb or edge of pavement in the front and to the center line of the alley or property line in the rear.

 X **OTHER** I cannot find an amended Planning Clearance Bldg Permit on file in Community Development as was agreed in our discussion on July 28. Please take an amended drawing to Community Development in City Hall. Thank you.

ALLEY

N

15'

16'

2'10"

9'5"

EXISTING
CONCRETE

15'

PROPERTY LINE

RESIDENCE

Foundation wall is 2'
2-10" exterior wall
above - 2' 7"
to Property line

