

FEE \$ 10.00

BLDG PERMIT NO. 52264

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1244 White Ave TAX SCHEDULE NO. 2945-133-04-014
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 936
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 850
 (1) OWNER Janet Cino NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1244 White Ave
 (1) TELEPHONE 2438054 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Janet Cino USE OF EXISTING BLDGS House
 (2) ADDRESS 1244 White Ave DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 2438054 Workshop hobby shop

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 _____ from property line (PL) or _____ from center of ROW, whichever is greater
 Side 3' from PL Rear 3' from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions _____
 CENSUS TRACT 40 TRAFFIC ZONE 7

ACCESSORY

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 Janet Cino Date _____
 Department Approval Marcia Babideaux Date 4-10-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 2002-0530-034
 Utility Accounting Richardson Date 4-10-95

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)

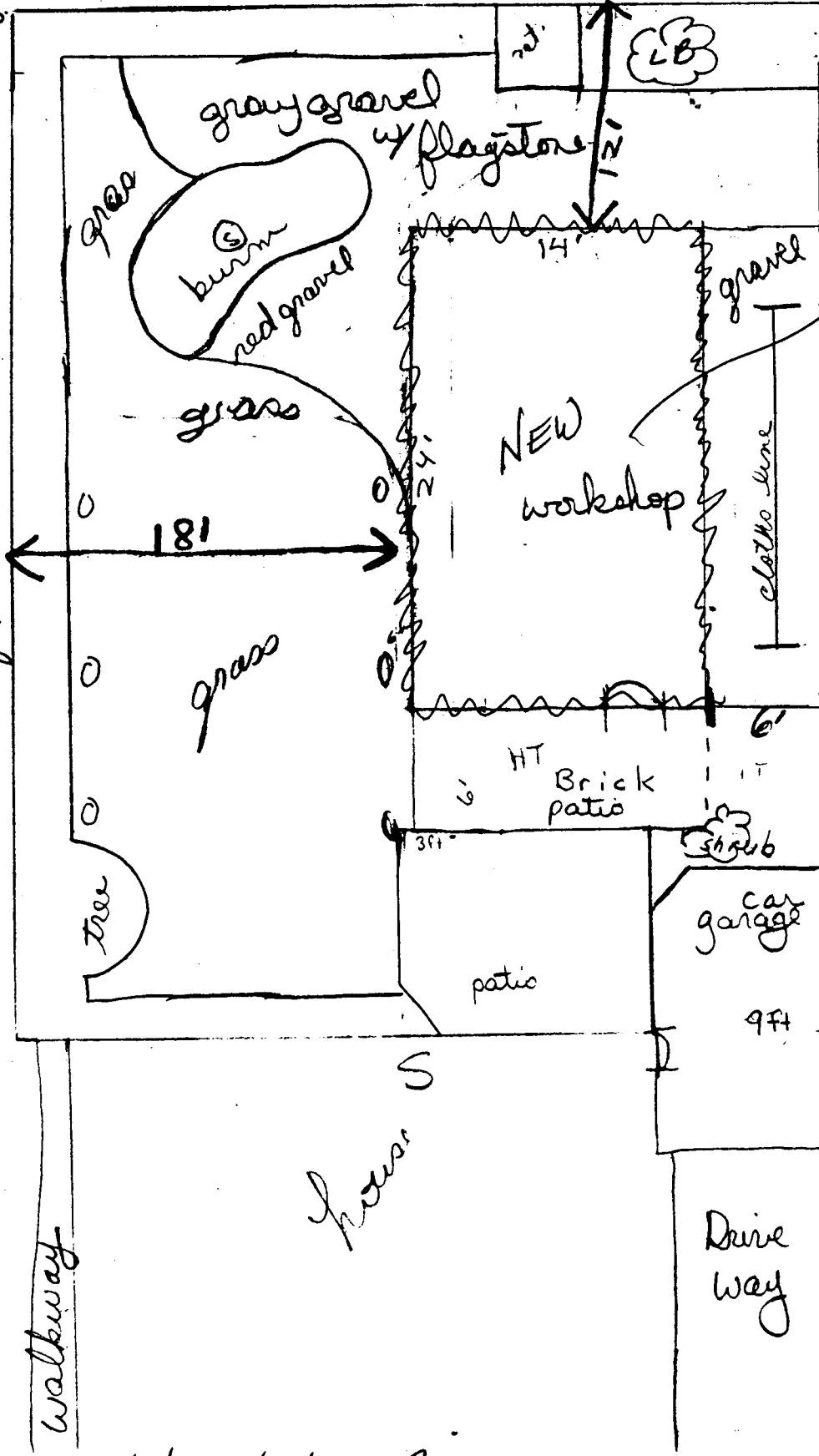
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

AP 4-10-95

41 3/4 ft N Alley

W

175 ft



red clear
1 1/2'
set back 3'
4/10'

1244 White Ave