

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 56912

PLANNING CLEARANCE

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



3008-2130-01-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2226 Texas Ave⁸¹⁵⁰¹ TAX SCHEDULE NO. 2945-124-10-017
SUBDIVISION Wilcox Bixby SQ. FT. OF PROPOSED BLDG(S)/ADDITION 392
FILING BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) 750±
(1) OWNER Chris White NO. OF DWELLING UNITS
(1) ADDRESS 2226 Texas Ave⁸¹⁵⁰¹ BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 241-3890 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Chris White USE OF EXISTING BLDGS home
(2) ADDRESS 2226 Texas Ave DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 241-3890 bedroom, bath & office

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 2
or 45' from center of ROW, whichever is greater
Side 5' from PL Rear 15' from PL Special Conditions _____
Maximum Height 32' CENSUS TRACT 6 TRAFFIC ZONE 31

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).

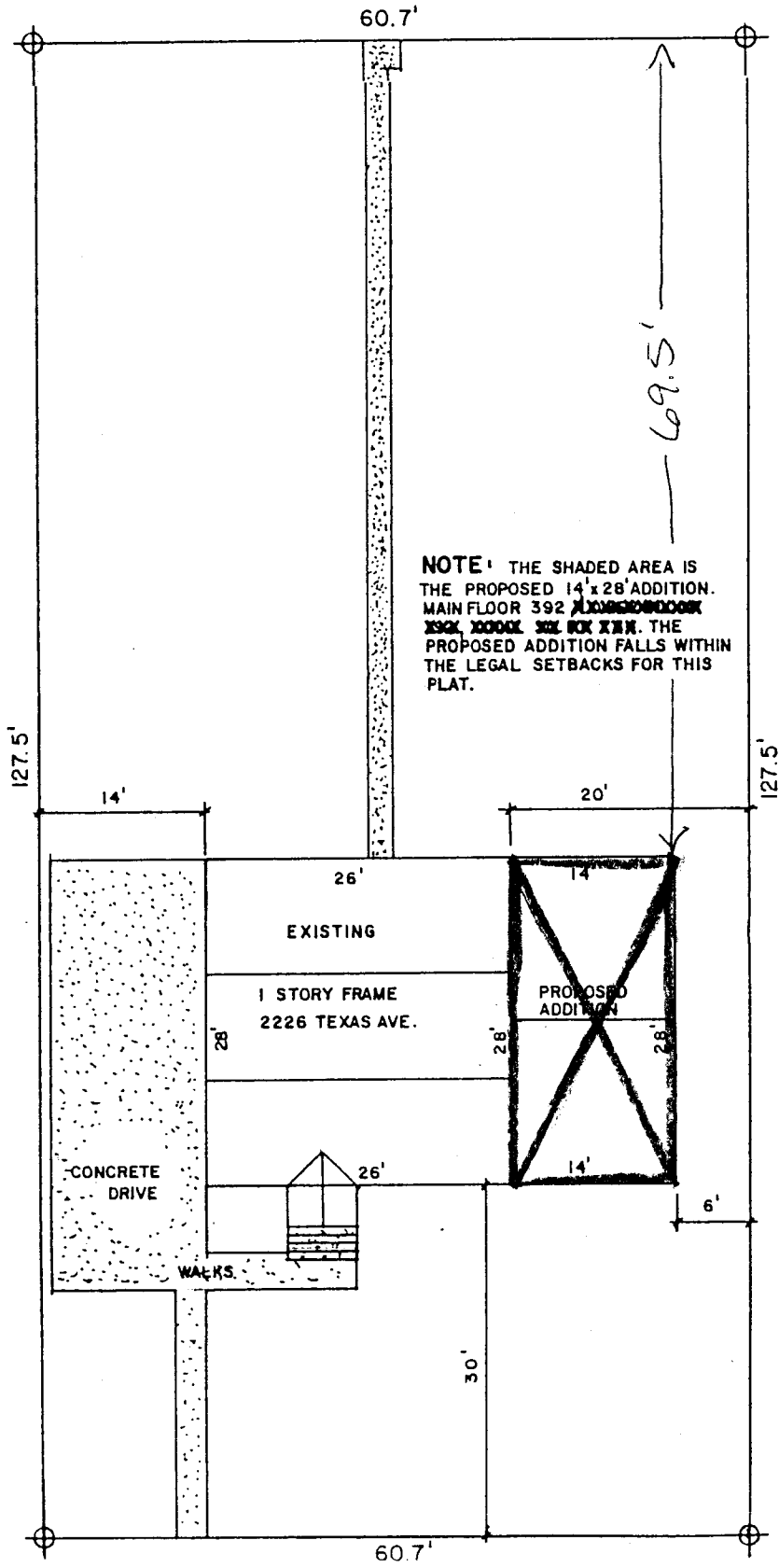
Applicant Signature [Signature] Date 7/18/96
Department Approval Ronnie Edwards Date 7/18/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
Utility Accounting [Signature] Date 7/18/96

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)

ACCEPTED *Ronnie 7/18/96*
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.



NOTE: THE SHADED AREA IS THE PROPOSED 14' x 28' ADDITION. MAIN FLOOR 392 ~~XXXXXXXXXXXX~~ ~~XXXX XXX XXX~~. THE PROPOSED ADDITION FALLS WITHIN THE LEGAL SETBACKS FOR THIS PLAT.