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BLDG PERMIT NO.	054899
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>1208 White Ave</u>	TAX SCHEDULE NO. <u>2945-133-04-010</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>John P. Armstrong</u>	NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS <u>1208 White Ave.</u>	NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) TELEPHONE <u>241-1863</u>	USE OF EXISTING BLDGS _____
(2) APPLICANT <u>SAA</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>change the location of garage door from west side of the garage to north side of garage</u>
(2) ADDRESS _____	
(2) TELEPHONE _____	

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>R-SF-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side _____ from PL Rear _____ from PL	Special Conditions _____
Maximum Height _____	CENS.T. <u>7</u> T.ZONE <u>40</u> ANN# _____

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 <u>John P. Armstrong</u>	Date <u>02-06-96</u>
Department Approval <u>Marcia Rutledge</u>	Date <u>2-9-96</u>

Additional water and/or sewer tap fee(s) are required YES _____ NO W/O No. 2002-0570-071

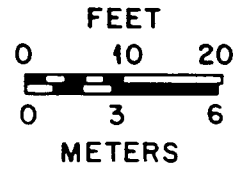
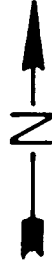
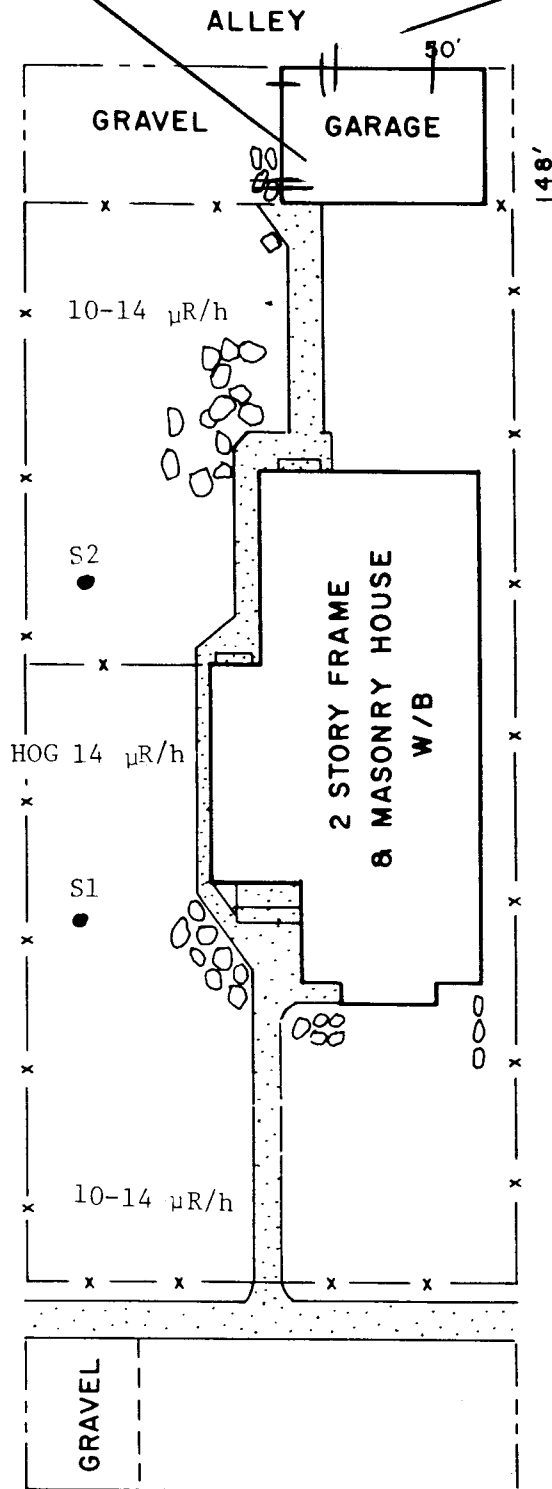
Utility Accounting C. Richardson Date 2-9-96

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)

Current door location

proposed (new) door location



GJ10312

ACCEPTED *ME 2-9-94*
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.

1208 WHITE AV.

Fig. 1. Location GJ10312 - 1208 White Avenue, Grand Junction, Colorado.