

FEE \$ 10.00

BLDG PERMIT NO. 56964

### 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 Avenue TAX SCHEDULE NO. 2945-133-04-011

SUBDIVISION Keith Addition SQ. FT. OF PROPOSED BLDG(S)/ADDITION 536 sq'

FILING BLK 8 LOT 27 & 28 SQ. FT. OF EXISTING BLDG(S) 1369

(1) OWNER Emily Witte NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1222 White Avenue

(1) TELEPHONE 243-4592 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Hilgenfeld Construction USE OF EXISTING BLDGS Residence & Garage

(2) ADDRESS P. O. Box 1131 GJ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 243-4048 Sunroom addition 328 sq' and addition to garage of 208 sq'.

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) or 45' from center of ROW, whichever is greater

Parking Req'mt \_\_\_\_\_

Side 5' from PL Rear 15' from PL

Special Conditions \_\_\_\_\_

Maximum Height 32'

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 7-17-96

Department Approval [Signature] Date 7-19-96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. No change in EQU

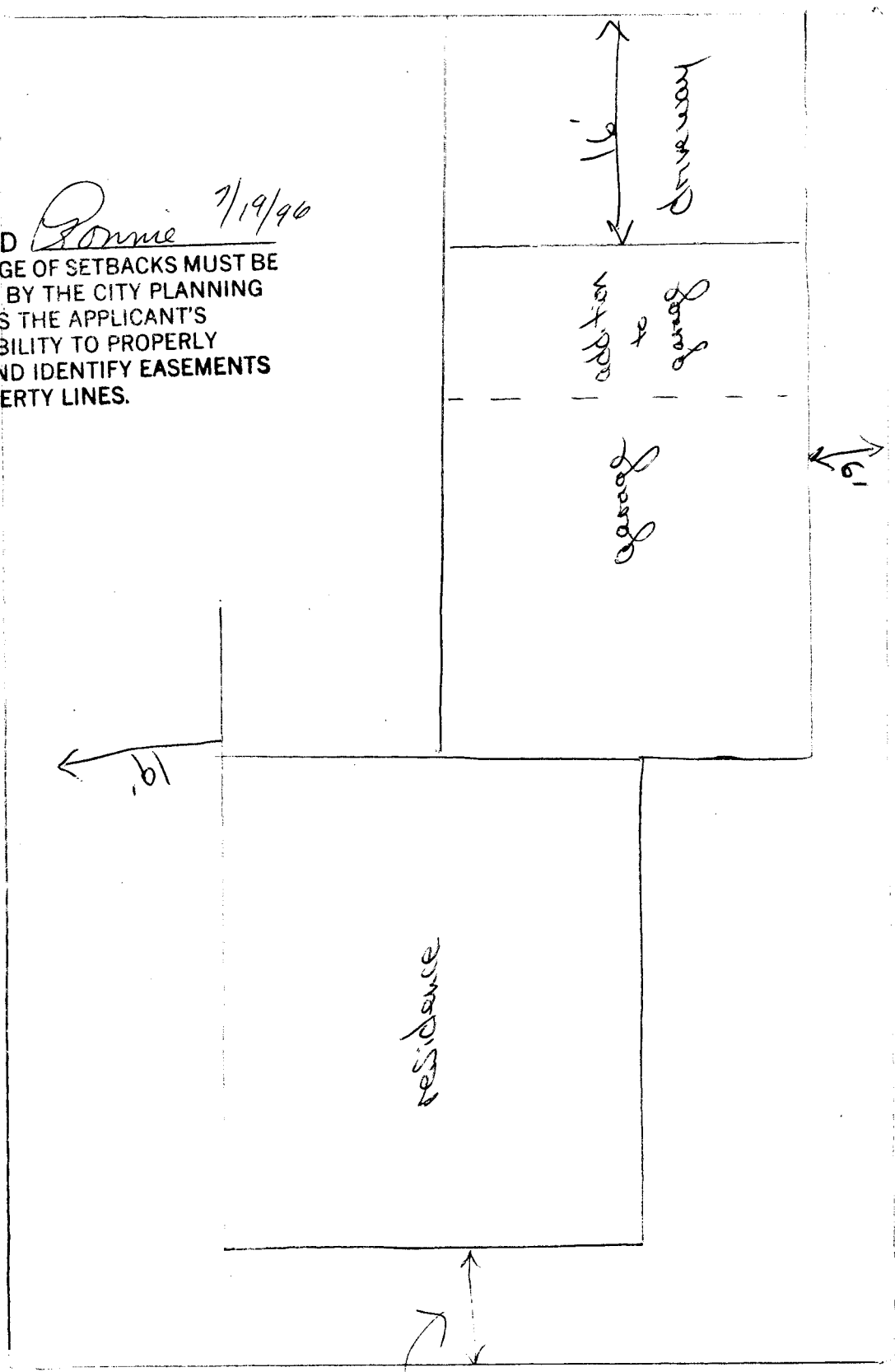
Utility Accounting [Signature] Date 7-19-96

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)

10/11/90 (back)

ACCEPTED Ronnie 7/19/90  
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.



Side

Side

1222 White Ave.

Front White Avenue