

|        |       |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | -0-   |
| SIF \$ | -0-   |

# PLANNING CLEARANCE

BLDG PERMIT NO. 2

(Single Family Residential and Accessory Structures)  
**Community Development Department**



Your Bridge to a Better Community

2879-1809  
 BLDG ADDRESS 1855 White Ave SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2945-133-08-010 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 130.5<sup>sq'</sup>

FILING \_\_\_\_\_ BLK 4 LOT 11

(1) OWNER William P & Debbie Geary

(1) ADDRESS 1855 White Ave

(1) TELEPHONE 245 1759

(2) APPLICANT William Geary

(2) ADDRESS 1855 White Ave

(2) TELEPHONE 243 1759

NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

USE OF EXISTING BUILDINGS Residence

DESCRIPTION OF WORK & INTENDED USE Storage

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE Rmf-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 25' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 3' from PL, Rear 5' from PL

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

Maximum Height 35'

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

CENSUS 7 TRAFFIC 38 ANNX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 William P Geary Date 10/5/01

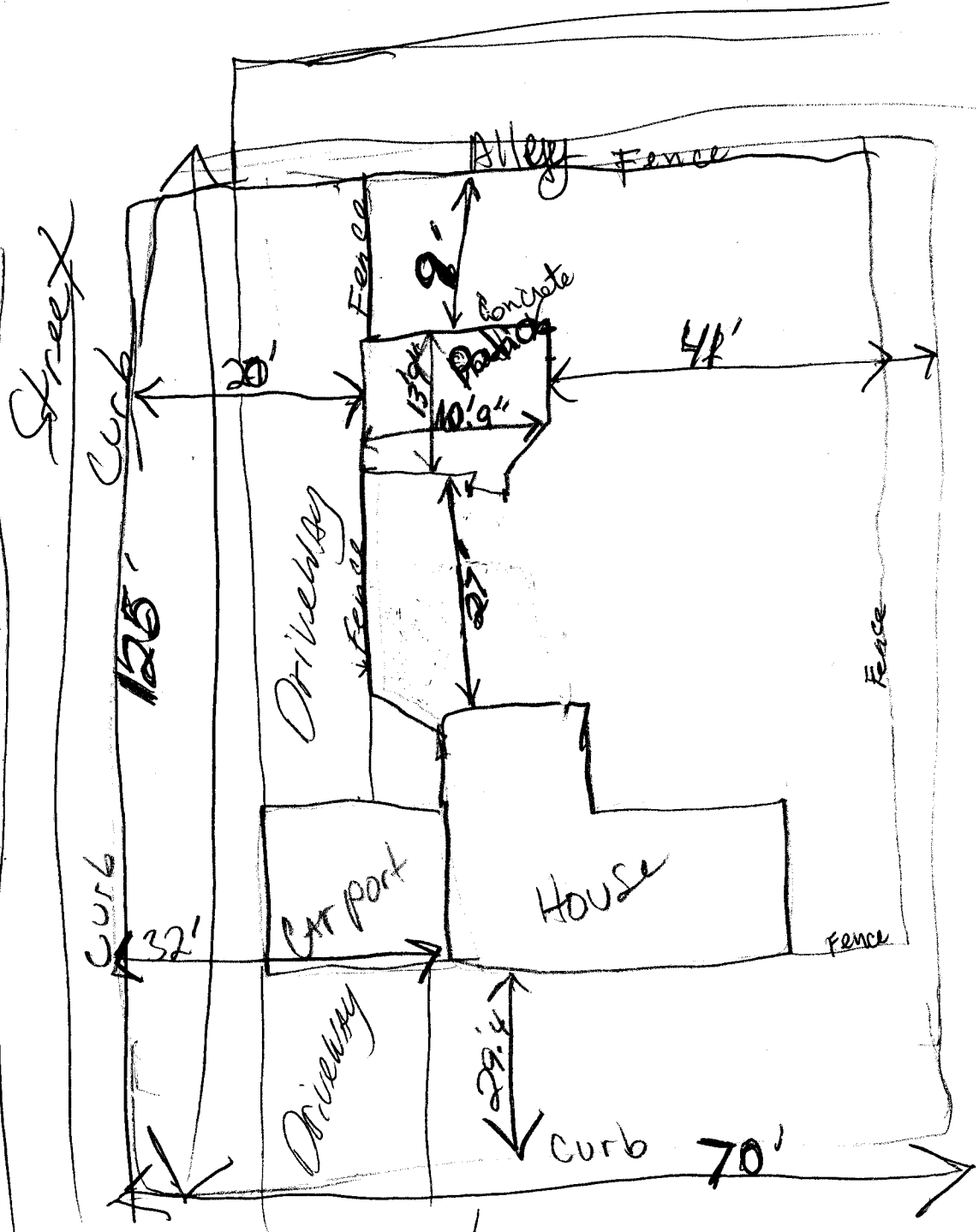
Department Approval Gayle Henderson Date 10-5-01

|  |     |  |                       |
|--|-----|--|-----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>no chg</u> |
| Utility Accounting <u>D. Kover</u>                     |     | Date <u>10-5-01</u>                    |                       |

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)

10-5-01  
**ACCEPTED** *Daylene Henderson*  
 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.



Corner lot / Lot Size  
 Zone - RMF8  
 70' wide  
 125' deep