

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

68094-2023

①

Building Address 1150 White Ave
 Parcel No. 2945-144-01-015
 Subdivision _____
 Filing _____ Block 88 Lot 21 & 22

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Kirby Bowles
 Address 1150 White Ave
 City / State / Zip Grand Jct / CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): convert bedroom into bathroom & closet

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

APPLICANT INFORMATION:

Name Kirby Bowles
 Address 1150 White Ave
 City / State / Zip Grand Jct / CO 81501
 Telephone 970-263-0766

NOTES: _____

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 Rm F-8
 SETBACKS: Front 20' from property line (PL)
 Side 5' from PL Rear 10' from PL
 Maximum Height of Structure(s) 35'
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures 70%
 Permanent Foundation Required: YES NO _____
 Parking Requirement _____
 Special Conditions interior remodel only

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 Kirby Bowles Date 8/17/04

Department Approval Wayleen Henderson Date 8-17-04

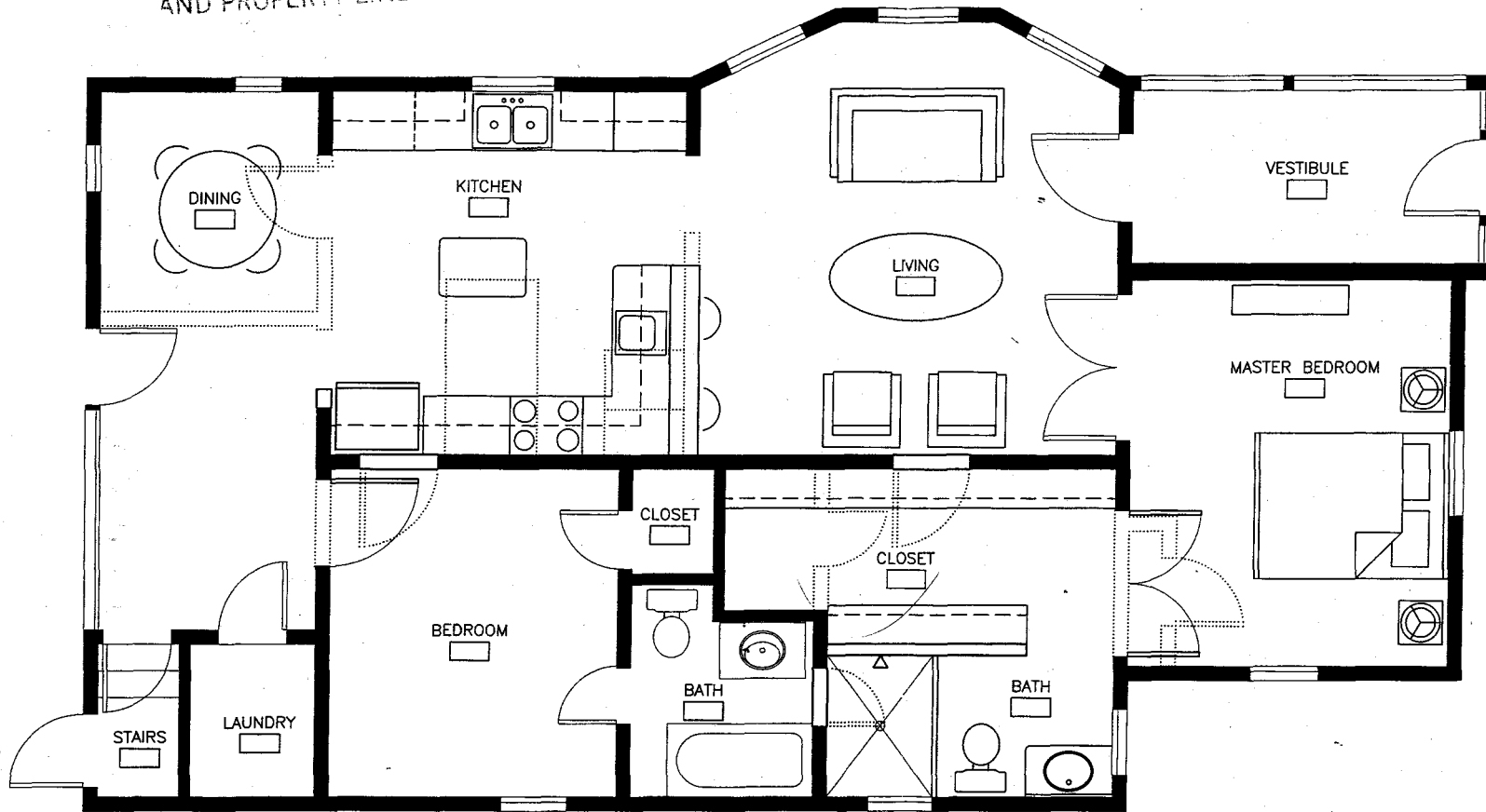
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Convert bedroom to Bathroom & Closet</u>
Utility Accounting			Date <u>8/17/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

8-17-04




ACCEPTED *Gayleen 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.



1150 White Ave

LEGEND

-  EXISTING
-  NEW CONSTRUCTION
-  ITEMS TO BE DEMOLISHED

1 FLOOR PLAN
 A1 1/4" = 1'-0"

CHAMBERLIN ARCHITECTS
 1150 White Ave
 Kirby Residence
 PROJECT SHEET
 Date: 8/17/04
 Sheet No. A1