

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

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 838 white Ave  
 Parcel No. 2945-144-04-011  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 2 No. Proposed 2  
 Sq. Ft. of Existing Bldgs 1422 Sq. Ft. Proposed 2183  
 Sq. Ft. of Lot / Parcel 6250  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3749  
 Height of Proposed Structure < 35'

**OWNER INFORMATION:**

Name Vincent King  
 Address 838 white Ave  
 City / State / Zip GS, LO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition - 2nd Floor
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name RG Cowan Design / Bldg.  
 Address 1041 Ouray Ave  
 City / State / Zip GS, LO 81501  
 Telephone 243-4737

**\*TYPE OF HOME PROPOSED:**

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

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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>R-0</u>	Maximum coverage of lot by structures <u>35'</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

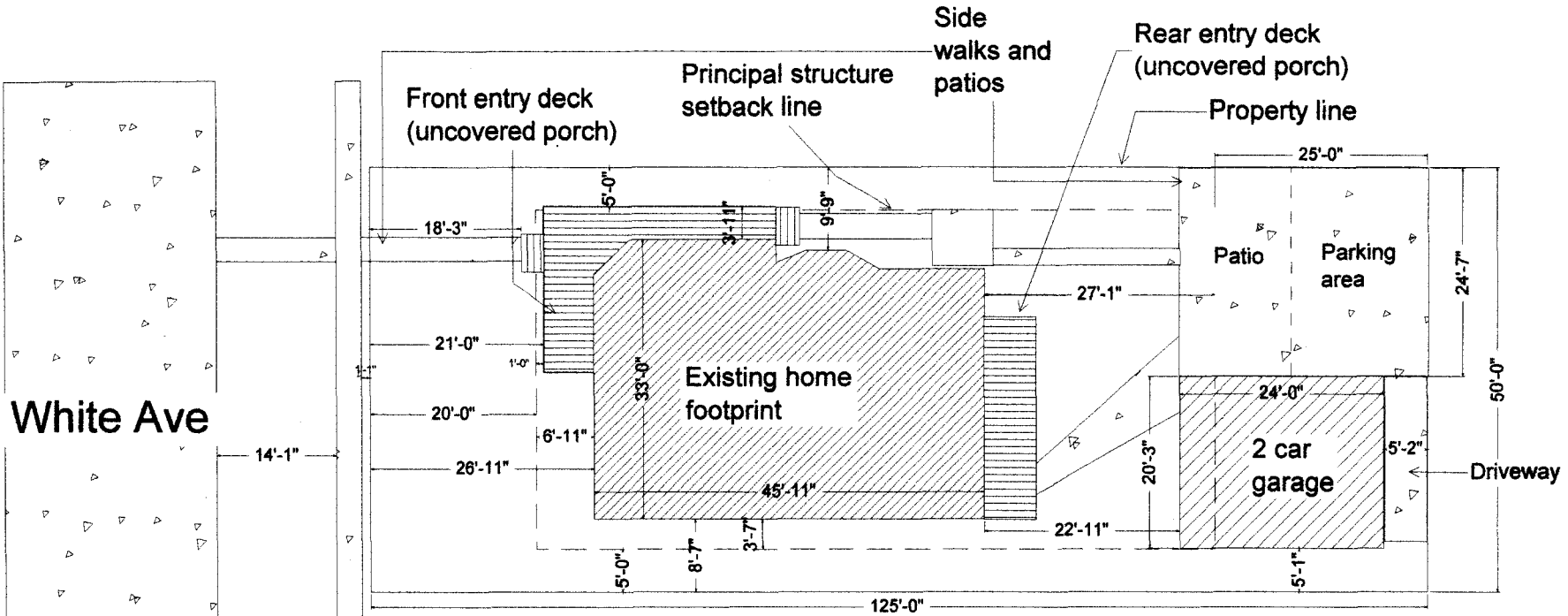
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 R.C. Cowan Date 7-27-05  
 Department Approval Bayleen Henderson Date 7-27-05

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Debi Overholt</u>	Date <u>7/27/05</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)



<b>Site plan information:</b>	
Scale:	1"=20'
Owner	Sandra Alexander and Vincent King
Site address	838 white Ave, Grand Junction
Parcel #	2945-144- <del>011</del> 04-011
Legal desc.	Lots 23 & 24 BLK Grand Junction
lot size	125' x 50' = 6250 sq'
Existing home footprint sq'	1422 sq'
2nd floor master suite addition	761 sq'
Garage sq'	486 sq'
Total paved impermeable surfaces (existing)	1080 sq'
Total uncovered deck surfaces	354 sq'

*Daylen Anderson*

7-27-05

**ACCEPTED**  
 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.