

FEE \$ <u>10.00</u>
TCP \$
SIF \$

PLANNING CLEARANCE ⁽²⁾

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

78352-1759

Building Address 1051 White Ave

Parcel No. 2945-144-11-007

Subdivision _____

Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1

Sq. Ft. of Existing Bldgs 1205 Sq. Ft. Proposed 400

Sq. Ft. of Lot / Parcel 6501' 6"

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1605

Height of Proposed Structure 30

OWNER INFORMATION:

Name Keith Albers

Address 1051 White Ave.

City / State / Zip Grand Junction CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel

Addition

Other (please specify): _____

APPLICANT INFORMATION:

Name Keith Albers

Address 1051 White Ave.

City / State / Zip Grand Junction, CO 81501

Telephone 970 245 1192

*TYPE OF HOME PROPOSED:

Site Built

Manufactured Home (HUD)

Other (please specify): _____

Manufactured Home (UBC)

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 20' from property line (PL) Permanent Foundation Required: YES X NO _____

Side 5' from PL Rear 10' from PL Parking Requirement 2

Maximum Height of Structure(s) 35' 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).

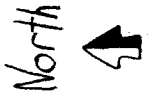
Applicant Signature [Signature] Date 2/24/05

Department Approval [Signature] Date 2/24/05

Additional water and/or sewer tap fee(s) are required:	YES	NOL	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>2/24/05</u>		

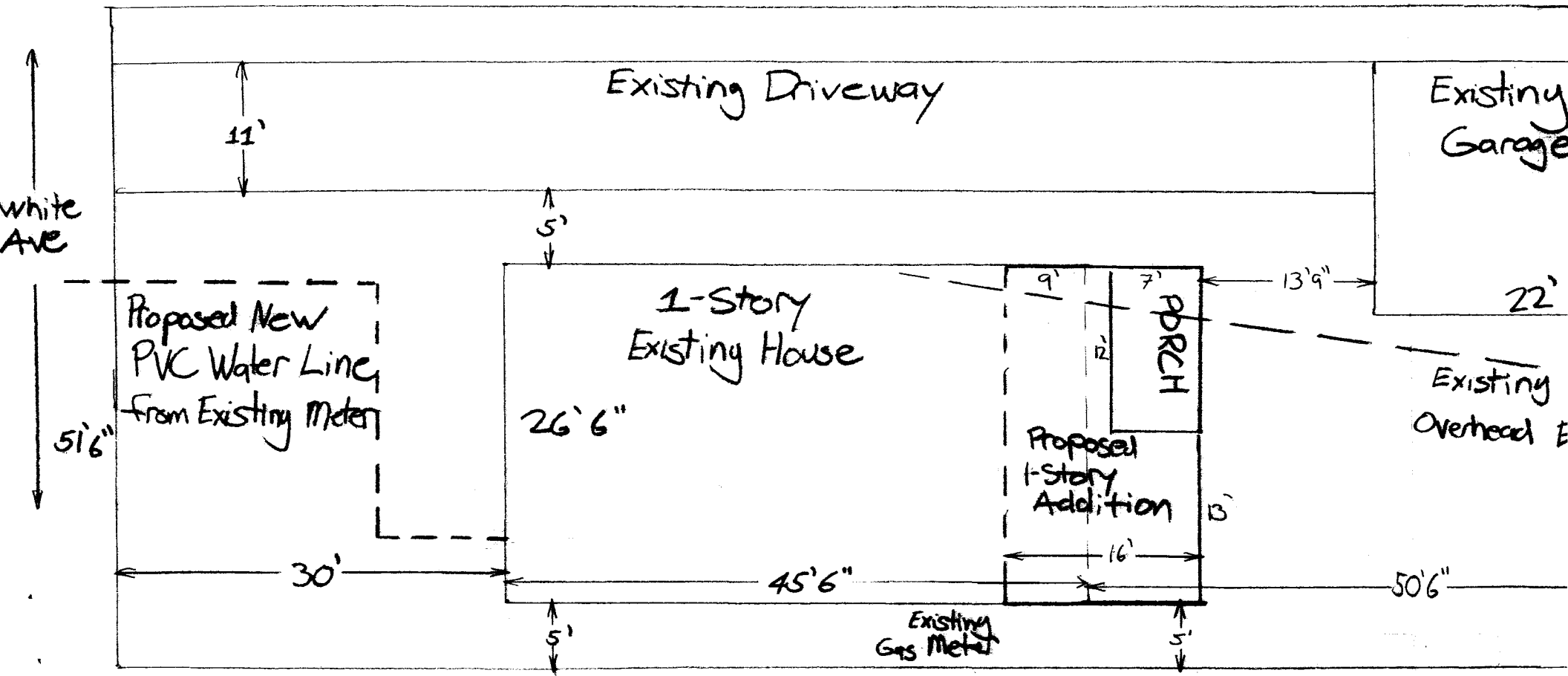
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Albi Magan 2/24/05*
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.



Albers Residence 1051 White
GJ CO
Site Plan
Page 1
Scale = 1" = 10' actual
Drawn by: Keith Albers
Drawn: 12/1/09

Lot Line



Lo