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

BLDG PERMIT NO. _____

Building Address 838 White Ave.
 Parcel No. 2945-144-04-011
 Subdivision City
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed same
 Sq. Ft. of Existing Bldgs 2500 / 3000 Sq. Ft. Proposed same
 Sq. Ft. of Lot / Parcel 6250
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3000
 Height of Proposed Structure < 30"

OWNER INFORMATION:
 Name Vincent King/Sandra Alexander
 Address 838 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): Front Deck

APPLICANT INFORMATION:
 Name SAME AS ABOVE
 Address _____
 City / State / Zip _____
 Telephone (970) 241-9057

***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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RO Maximum coverage of lot by structures 70%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 5/5 from PL Rear 10/5 from PL Parking Requirement N/A
 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).

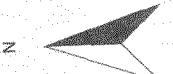
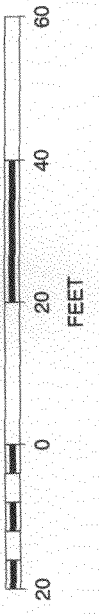
Applicant Signature [Signature] Date 6/6/08
 Department Approval [Signature] Date 6/6/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO dry in ST</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/6/08</u>		

2658 Paradise Way



SCALE 1 : 317



ACCEPTED *Raylen Henderson* 6-6-08

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.