

FEE \$	10.00
TCP \$	—
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BLDG PERMIT NO.	71507
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>302 Hill ave</u>	TAX SCHEDULE NO. <u>2945-142-15-016</u>
SUBDIVISION <u>City of GJ</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>128</u>
FILING BLK <u>31</u> LOT <u>31, 32</u>	SQ. FT. OF EXISTING BLDG(S) <u>996.5</u>
(1) OWNER <u>Noel L & Mary Lou Welch</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>302 Hill ave</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>247-1007</u>	USE OF EXISTING BLDGS <u>residential</u>
(2) APPLICANT <u>Jeff Welch</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>addition</u>
(2) ADDRESS <u>302 Hill ave</u>	<u>move North wall 4ft</u>
(2) TELEPHONE <u>241-7995</u>	

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 <u>RMF-32</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20' *</u> from property line (PL) or _____ from center of ROW, whichever is greater <u>5' from property line on 3rd St.</u>	Parking Req'mt <u>—</u>
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions <u>—</u>
Maximum Height <u>36'</u>	CENSUS <u>3</u> TRAFFIC <u>35</u> ANNEX# _____

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 8/6/99

Department Approval [Signature] Date 8/5/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting [Signature] Date 8/6/99

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)

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599



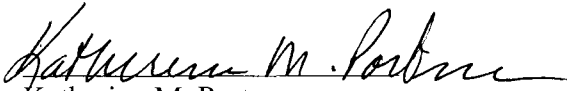
1915012 08/06/99 0334PM
MONIKA TODD CLERK REG MESA COUNTY CO
REC FEE \$5.00

**CITY OF GRAND JUNCTION
ADMINISTRATIVE DECISION**

)	
FOR)	ADMINISTRATIVE DECISION
)	APPROVING
Jeff Welch		
302 Hill Avenue		
Grand Junction, CO 81501)	

A request for approval of a Planning Clearance was submitted by Jeff Welch for an addition to an existing home at 302 Hill Avenue (2945-142-15-016). The addition proposed is a 4' extension of the house along 3rd Street. Section 5-1-7.K.3 of the Zoning and Development Code allows the Administrator to vary the front yard setback on a side street where an existing parkway strip exceeds ten feet in width. The Administrator finds that this request meets the criteria as set forth in section 5-1-7.K.3 of the Zoning and Development Code and hereby approves the variance to the front yard setback along 3rd Street to allow for the 4' extension of the house to line up with the existing structure, a distance of 6'8" from the sidewalk as shown on the submitted site plan.

If you have any questions please call me at 244-1447.


Katherine M. Portner
Planning Manager

