

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

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

BLDG PERMIT NO. 83971



Your Bridge to a Better Community

*AC*

BLDG ADDRESS 303 North SQ. FT. OF PROPOSED BLDGS/ADDITION 47.25

TAX SCHEDULE NO. 2945-142-03-06 SQ. FT. OF EXISTING BLDGS 1500

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 1500  
1547.25

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

(1) OWNER Chris Russell

(1) ADDRESS 303 North Avenue

(1) TELEPHONE 260 2059

(2) APPLICANT Chris Russell

(2) ADDRESS 303 North Avenue

(2) TELEPHONE 260-2059

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: 3 After: 3 this Construction

USE OF EXISTING BUILDINGS Residential

DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**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 C-1

Maximum coverage of lot by structures N/A

SETBACKS: Front 15' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 10' from PL, Rear 10' from PL

Parking Req'mt \_\_\_\_\_

Maximum Height 40'

Special Conditions Porch meets setbacks. Stairs may go into setback.  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

Upon conforming lot may expand up to 20% of gross floor area

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 4/3/02

Department Approval [Signature]

Date 4/8/02

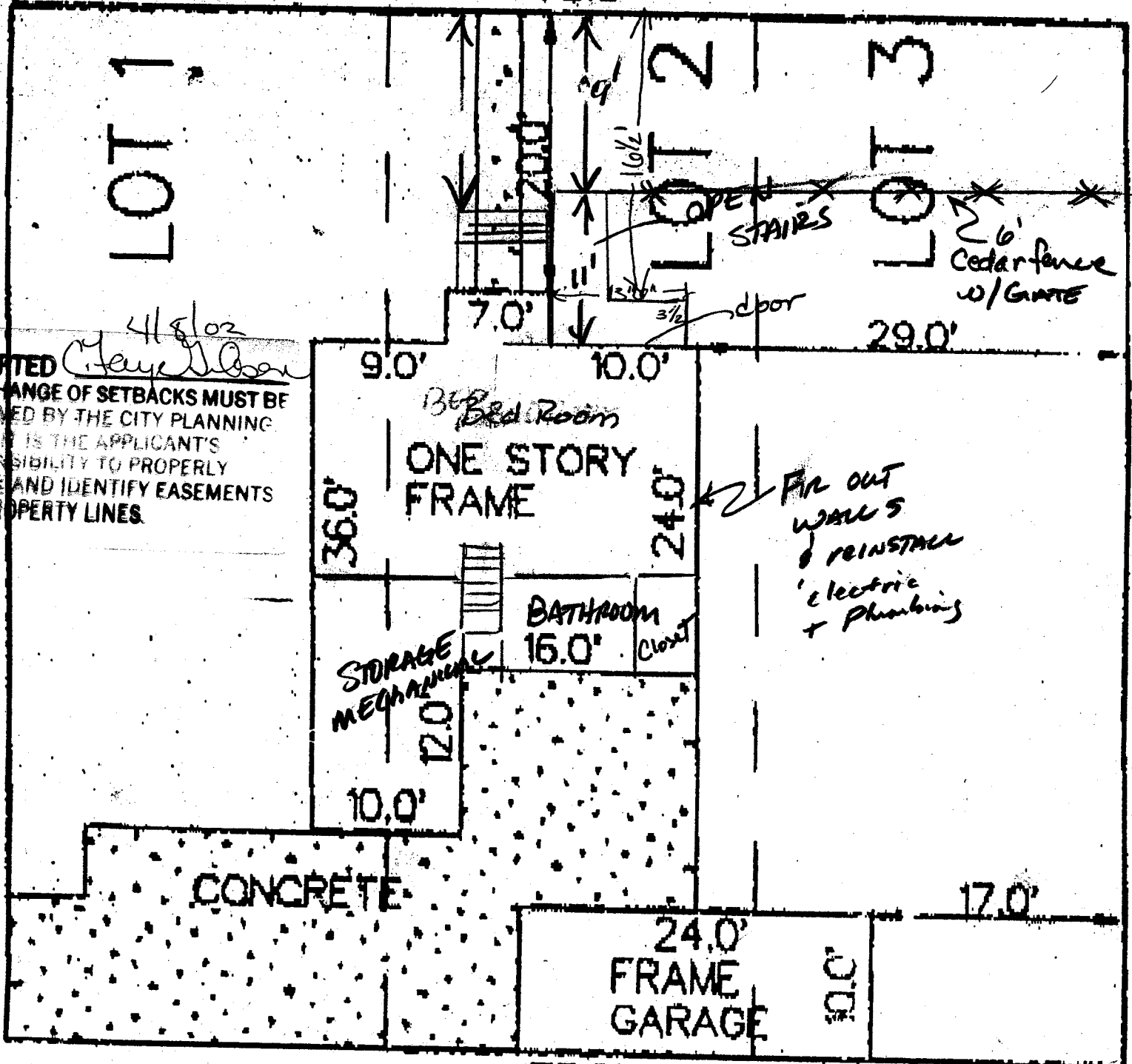
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>	Date	<u>4/8/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

THIRD STREET

North Ave



4/8/02  
 C. J. Wilson  
 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.

FIN OUT WALLS & REINSTALL electric + Plumbing

6' Cedar fence w/ GATE

75.0'

75.0'

LOT 1

LOT 2

LOT 3

ONE STORY FRAME

Bed Room

BATHROOM

STORAGE MECHANICAL

CONCRETE

24.0' FRAME GARAGE

0.0'

FIN OUT WALLS

REINSTALL electric + Plumbing

17.0'

9.0'

10.0'

29.0'

36.0'

24.0'

16.0'

12.0'

10.0'

20.0'

7.0'

1.0'

1.0 1/2'

3 1/2'

OPEN STAIRS

door

6' Cedar fence w/ GATE