

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

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

BLDG PERMIT NO. 8lele33



BLDG ADDRESS 857 WHITE AVE. SQ. FT. OF PROPOSED BLDGS/ADDITION 1215
 TAX SCHEDULE NO. 2945-144-09-008 SQ. FT. OF EXISTING BLDGS 1215
 SUBDIVISION City of GJ. TOTAL SQ. FT. OF EXISTING & PROPOSED 1215
 FILING _____ BLK 92 LOT 15216 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER MARY C. DONLAN
JAMES J. DONLAN NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 1104 MAIN ST. USE OF EXISTING BUILDINGS Residential
 (1) TELEPHONE (970) 245-5599 DESCRIPTION OF WORK & INTENDED USE Remodel of
 (2) APPLICANT MARY C. DONLAN
JAMES J. DONLAN TYPE OF HOME PROPOSED: 1890 Residence
Use to be residential
 (2) ADDRESS 1104 MAIN ST. N/A Site Built _____ Manufactured Home (JBC) _____
GRAND JUNCTION _____ Manufactured Home (HUD) _____ Enclose Porch
 (2) TELEPHONE (970) 245-5599 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 R-0 Maximum coverage of lot by structures 1090
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions Porch okay per section 3.4.a.1
Remodel will not include a kitchen CENSUS _____ TRAFFIC _____ ANN# _____

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).

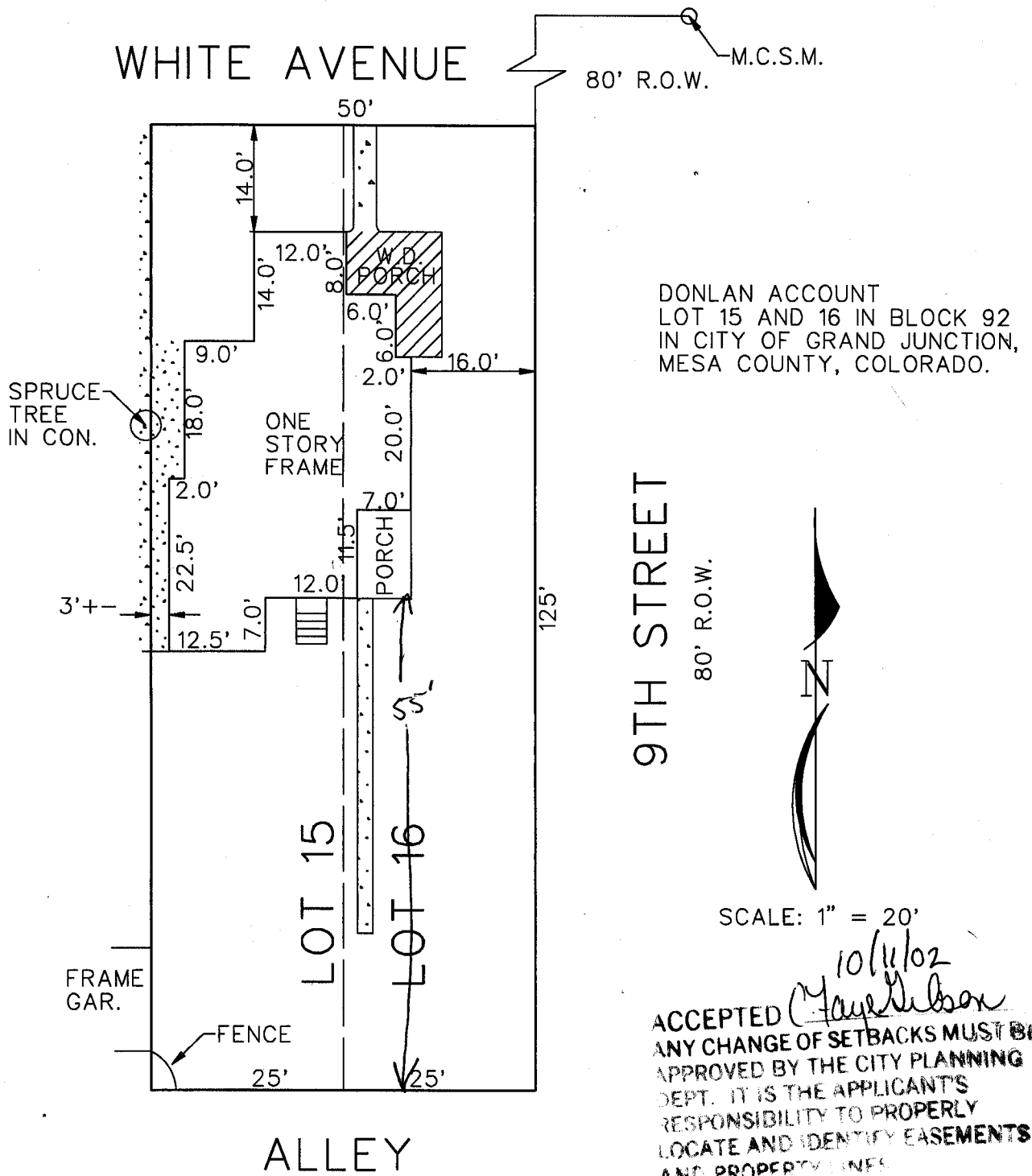
Applicant Signature Mary C. Donlan Date 10/11/02
 Department Approval C. Faye Gibson Date 10/11/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>(1) Bensley</u>		Date <u>10/11/02</u>

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)

IMPROVEMENT LOCATION CERTIFICATE

857 WHITE AVENUE



DONLAN ACCOUNT
 LOT 15 AND 16 IN BLOCK 92
 IN CITY OF GRAND JUNCTION,
 MESA COUNTY, COLORADO.

9TH STREET

80' R.O.W.

SCALE: 1" = 20'

ACCEPTED *Mary Donlan*
 10/11/02
 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.

NOTE: A LAND SURVEY IS RECOMMENDED
 TO MORE ACCURATELY DETERMINE
 BUILDING SETBACKS.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MARY DONLAN,
 THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT
 OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON
 THIS DATE, 11/01/01 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS
 SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS
 INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS