

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 310 Hale Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1,152
TAX SCHEDULE NO. 2945-154-28-046 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION CRAWFORD AMENDED TOTAL SQ. FT. OF EXISTING & PROPOSED 1,152
FILING 1 BLK 2 LOT 1 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER HENRY FAUSSONE NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 1745 CREST VIEW USE OF EXISTING BUILDINGS RE N/A
(1) TELEPHONE (970) 243-1545 DESCRIPTION OF WORK & INTENDED USE Build One (1) Residence
(2) APPLICANT HENRY FAUSSONE TYPE OF HOME PROPOSED:
(2) ADDRESS 1745 CREST VIEW Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____
(2) TELEPHONE 243-1545

Contact Erin Gontas 640-0933

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 BMF-8 Maximum coverage of lot by structures 70%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
or _____ from center of ROW, whichever is greater
Side 5' from PL, Rear 10' from PL Parking Req'mt 2
Maximum Height 35' Special Conditions _____
CENSUS A 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 Henry Faussone Date September 18, 2003
Department Approval Jo. Ashu Magon Date 11/20/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>16751</u>
Utility Accounting	Date <u>11/20/03</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)

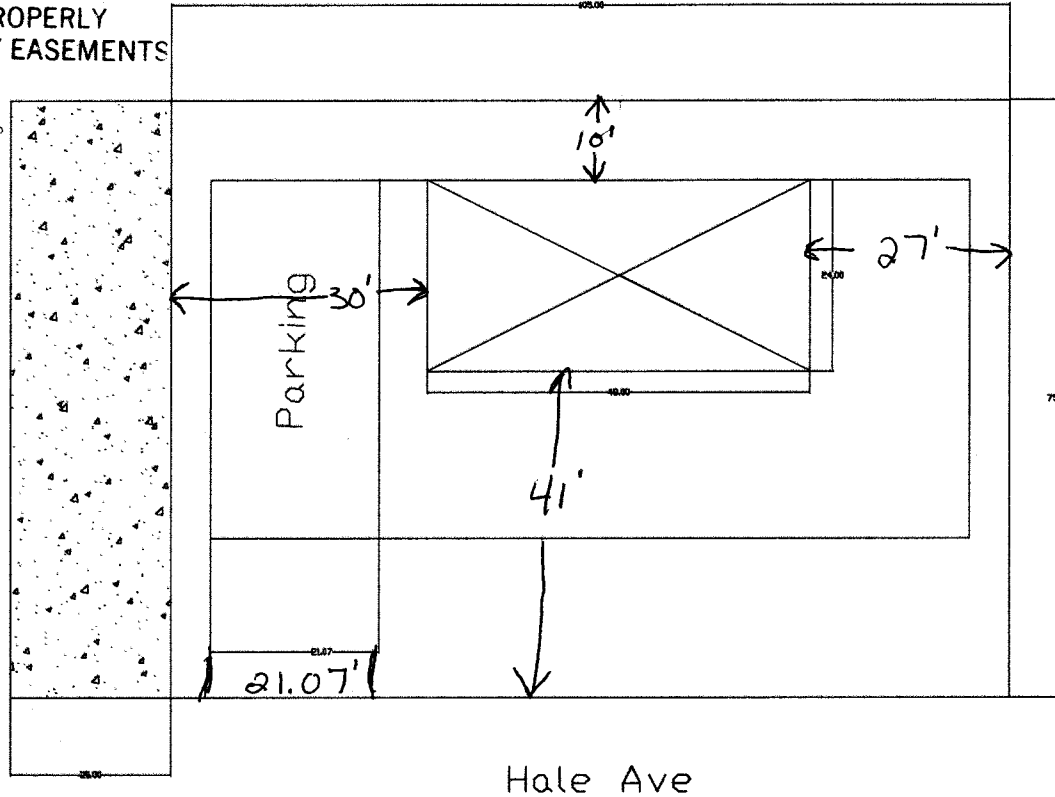
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Nishi Nagar 11-20-03

THE ALLEY DEDICATION REMOVES THE REMAINING LOT FROM THE 100-YEAR FLOODPLAIN, THEREFORE, A "FLOODPLAIN ELEVATION CERTIFICATE" IS NOT NEEDED.

*Rick Davis
 9-18-03*

20' x 75' Alley Dedication
 To City of Grand Junction



Crawford Ave

Hale Ave

SETBACKS (ACTUAL)

FRONT - 41'

REAR 10'

SIDE (L) 30'

SIDE (R) 27'

Lot Size 105' x 75' - 7,875 SF

RMF-8 Zone - 4,500 SF Minimum Lot Size

48' x 24' - 1,152 SF Manufactured Dwelling

Vehicular Access from Hale Ave Only

FINISH FLOOR ELEVATION Minimum 1' ABOVE BASE Flood Elevation
 OF 4,557 FT.

9/17/03



MESA COUNTY ASSESSOR

Mesa County Courthouse Annex ● P.O. Box 20,000-5003 ● Grand Junction, Colorado 81502-5003 ● Ph: (970)-244-1610

COMBINATION FORM *or* RETURN TO ORIGINAL PARCELS

EXISTING PARCEL NUMBER(S):

2945-154-28-023
-154-28-025

TAC(S):

10100
10100

PROJECTED NEW PARCEL NUMBER(S):

2945-154-28-046

Please be advised: That any new number(s) listed above is not absolutely guaranteed.

The new numbers are subject to change.

From September 1, of each year, there is no guarantee that the above request will be processed in time for the following January's tax notice.

We do promise to process in a timely manner, as our regular work flow allows.

Owner

Signature: *Henry Jones*

Date: 17 Sep 2003

Owner

Address: 1745 CRESTVIEW

Telephone Number(s): 243-1545

Financed separately: yes no

Ownership same on each parcel to be combined: yes no

AG: single none

Review for Tax Sale yes _____ year

Appraiser/Customer Service/Mapping

Signature: *Margaret Peterson - 9-16-03*

Notes: