

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>88031</u>
FILE #

73319-3904

**PLANNING CLEARANCE**  
 (multifamily and ~~non~~-residential remodels and change of use)  
**Grand Junction Community Development Department**

*Residential non-conforming*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2841 NORTH AVE

SUBDIVISION N/A

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

OWNER Robert & Luana White

ADDRESS 2841 NORTH AVE.

TELEPHONE 434-8833

APPLICANT SAME

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_

TAX SCHEDULE NO. 2943-182-00-020

CURRENT FAIR-MARKET VALUE OF STRUCTURE \$ 100,220.00

ESTIMATED REMODELING COST \$ 7,500.00

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1 CONSTRUCTION

USE OF ALL EXISTING BLDGS Residential

DESCRIPTION OF WORK & INTENDED USE: R+R existing Porch, add front covered porch, R+R All Ext. Windows & DOOR, New metal Roof,

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>C-1 7-15' S-10' R-10' -Setbacks</u>	SPECIAL CONDITIONS: <u>Can expand Residence in</u>
PARKING REQUIREMENT: <u>N/A</u>	<u>Can zone up to 20% of current gen market value</u>
LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>	CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development 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 that 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's Signature Robert W. White Date 1/7/03

Department Approval C. Faye Gibson Date 1/7/03

Additional water and/or sewer tap fee(s) are required:	YES _____ NO <u>X</u>	W/O No. <u>No chg in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>1/7/03</u>	

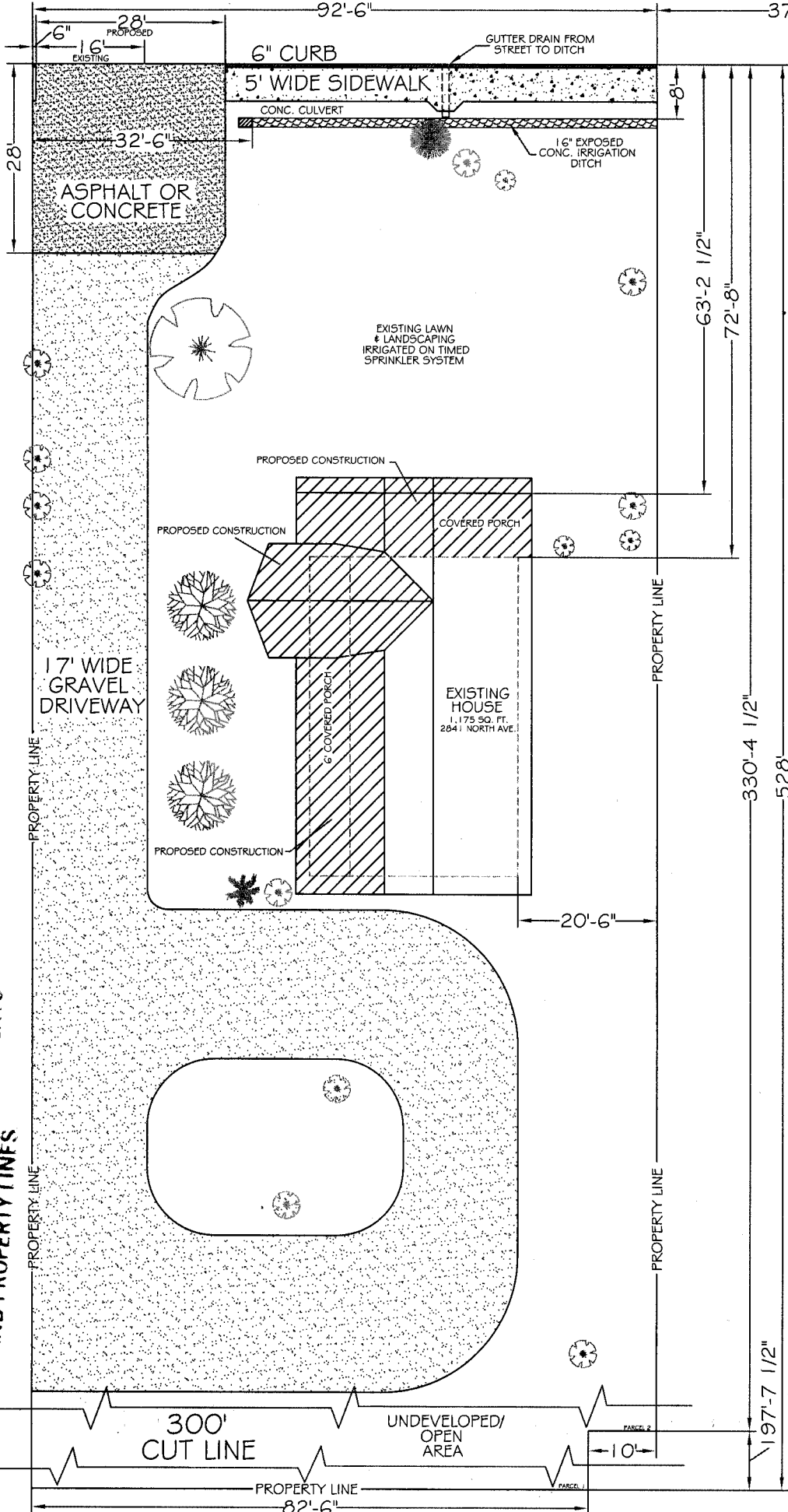
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

**NORTH AVE.**

WESTERN  
SIZZLIN  
STEAKHOUSE

FIRE  
HYDRANT  
  
SHAMROCK  
TRAILER  
PARK



1/7/03  
 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

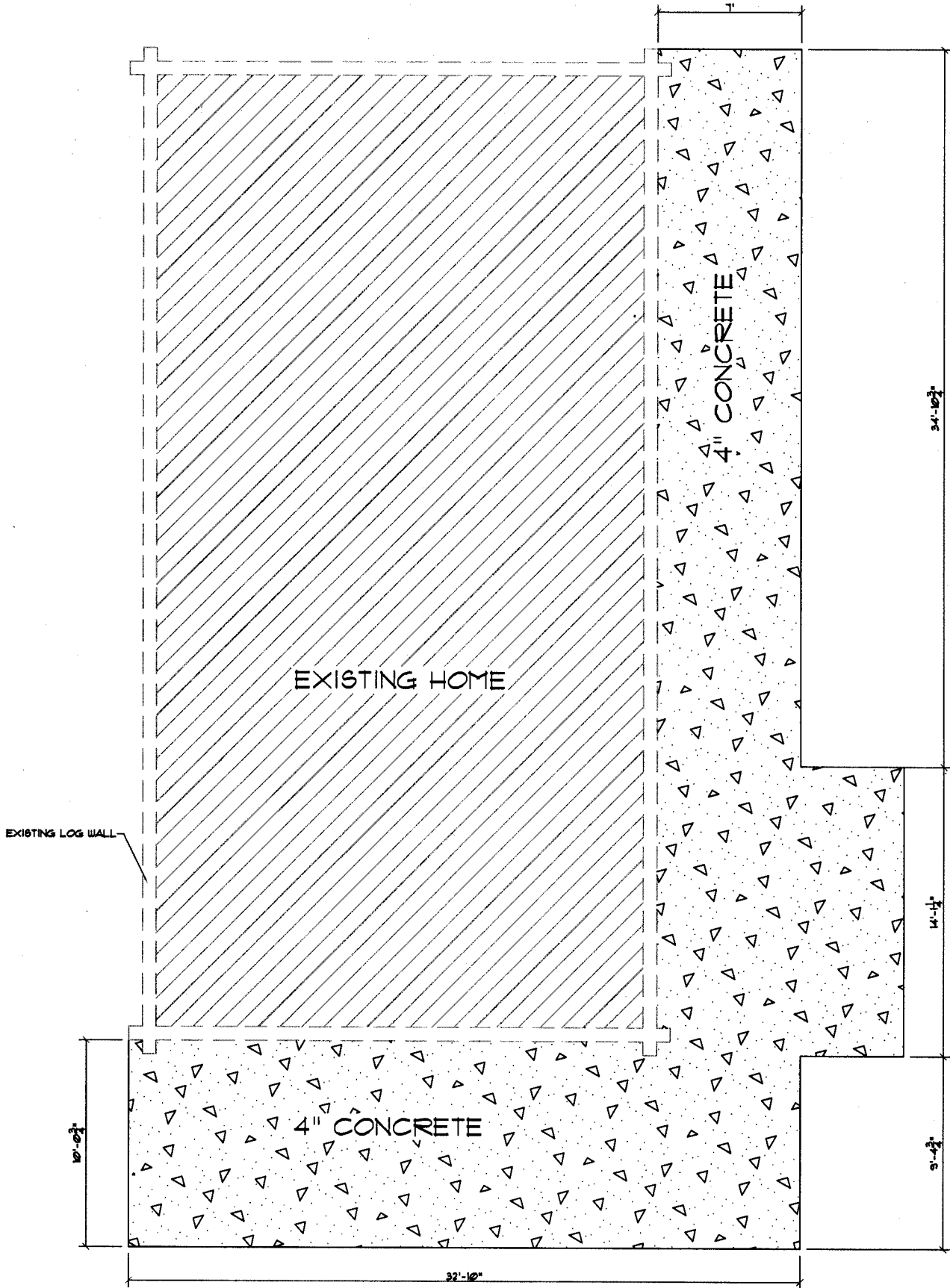
300'  
CUT LINE

UNDEVELOPED/  
OPEN  
AREA

PROPERTY LINE  
82'-6"

10'

197'-7 1/2"



CONCRETE WALKWAYS  
NEW CONSTRUCTION