

FEE \$	10.00
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.	88031
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Your Bridge to a Better Community

73319-3904
 BLDG ADDRESS 2841 NORTH AVE

SQ. FT. OF PROPOSED BLDGS/ADDITION 960

TAX SCHEDULE NO. 2943 182 00 020

SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION N/A

TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: _____ After: ONE this Construction

(1) OWNER Robert & Luana White

NO. OF BUILDINGS ON PARCEL
 Before: _____ After: TWO this Construction

(1) ADDRESS 2841 NORTH AVE

USE OF EXISTING BUILDINGS one home

(1) TELEPHONE 434-8833

DESCRIPTION OF WORK & INTENDED USE Build Garage due to old one being damaged.

(2) APPLICANT SAME

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

(2) ADDRESS _____

(2) TELEPHONE _____

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 25' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO X

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 40

Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 Robert W. White

Date 2/4/03

Department Approval Misha Wagner

Date 2/4/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>garage only</u>
Utility Accounting	<u>Colin Tanover</u>	Date	<u>2-4-03</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)

ENTIRE PROPERTY

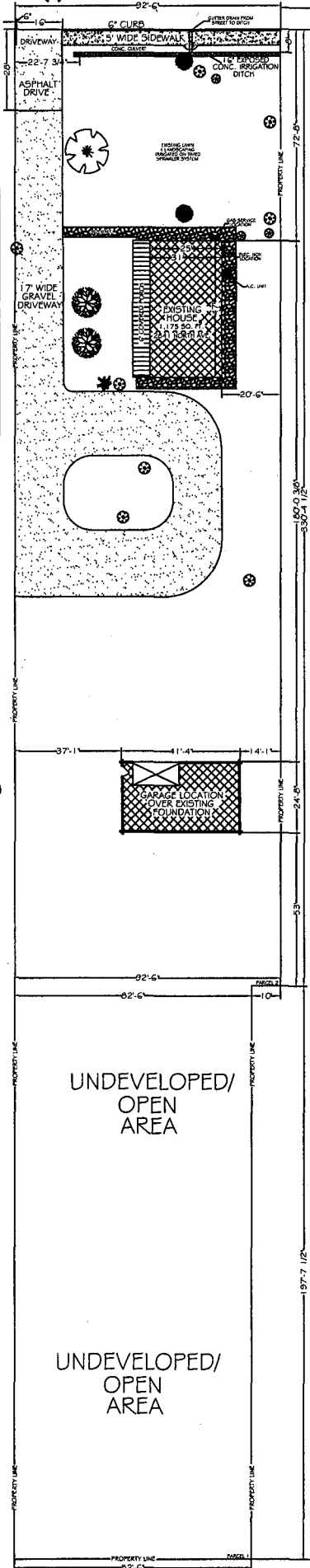
2841 NORTH AVE.

Robert & Luana White

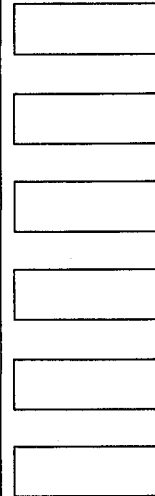
434-8833



WESTERN
SIZZLIN
STEAKHOUSE
(NOT TO SCALE)



SHAMROCK
TRAILER
PARK
(NOT TO SCALE)



SET BACKS

FRONT - 180'
SIDE EAST 14'-1"
SIDE WEST 37'-1"

APPROVED *Alaska Aragon 2/4/03*
 ALL SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

UNDEVELOPED/
OPEN
AREA

UNDEVELOPED/
OPEN
AREA

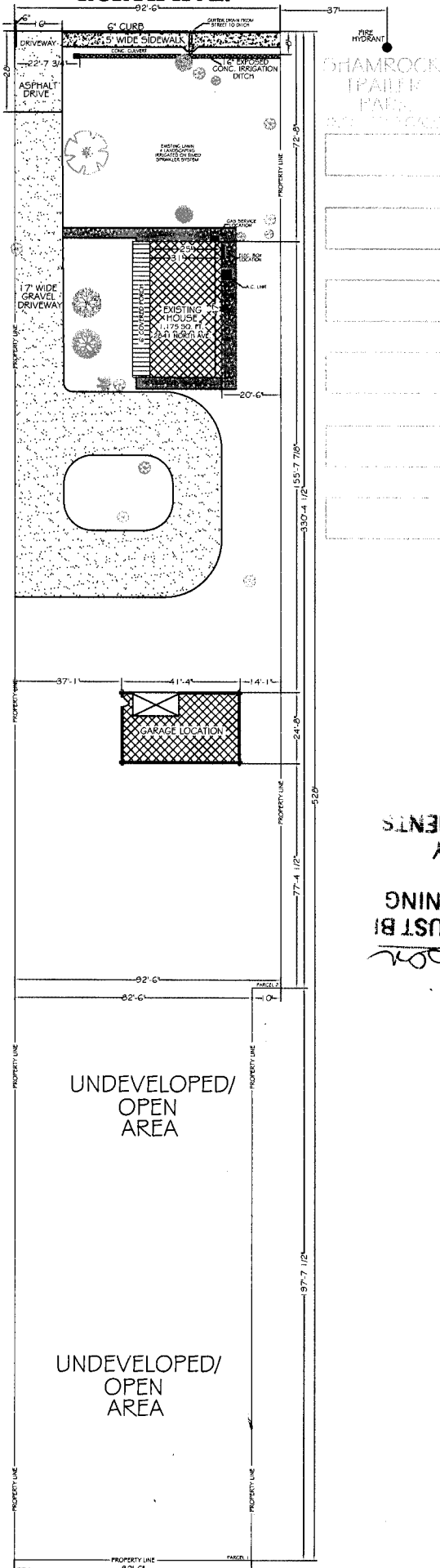
ENTIRE PROPERTY

NORTH AVE.



SCALE: 1"=30'

WESTERN
51221 IN
STEAKHOUSE
(NOT TO SCALE)



ACCEPTED
3/3/03
Rover
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES