

FEE \$	10 ⁰⁰
TCP \$	✓
SIF \$	✓

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

BLDG PERMIT NO. 90549



Your Bridge to a Better Community

BLDG ADDRESS 2841 NORTH AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 1140
 TAX SCHEDULE NO. 2943 182 00 020 SQ. FT. OF EXISTING BLDGS garage only
 SUBDIVISION N/A TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Robert & Luana White NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 3096 F70 B LOOP, G5 USE OF EXISTING BUILDINGS Residential
 (1) TELEPHONE 434-8833 DESCRIPTION OF WORK & INTENDED USE rebuild home
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ Manufactured Home (HUD)
 Other (please specify) Log Home

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 1.00 FAR
 SETBACKS: Front 15 from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 40' Special Conditions Residential Use Only
 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 7/23/03
 Department Approval Luana J. Castello Date 7/23/03
73319-3904

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Robert White</u>	Date <u>7/23/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

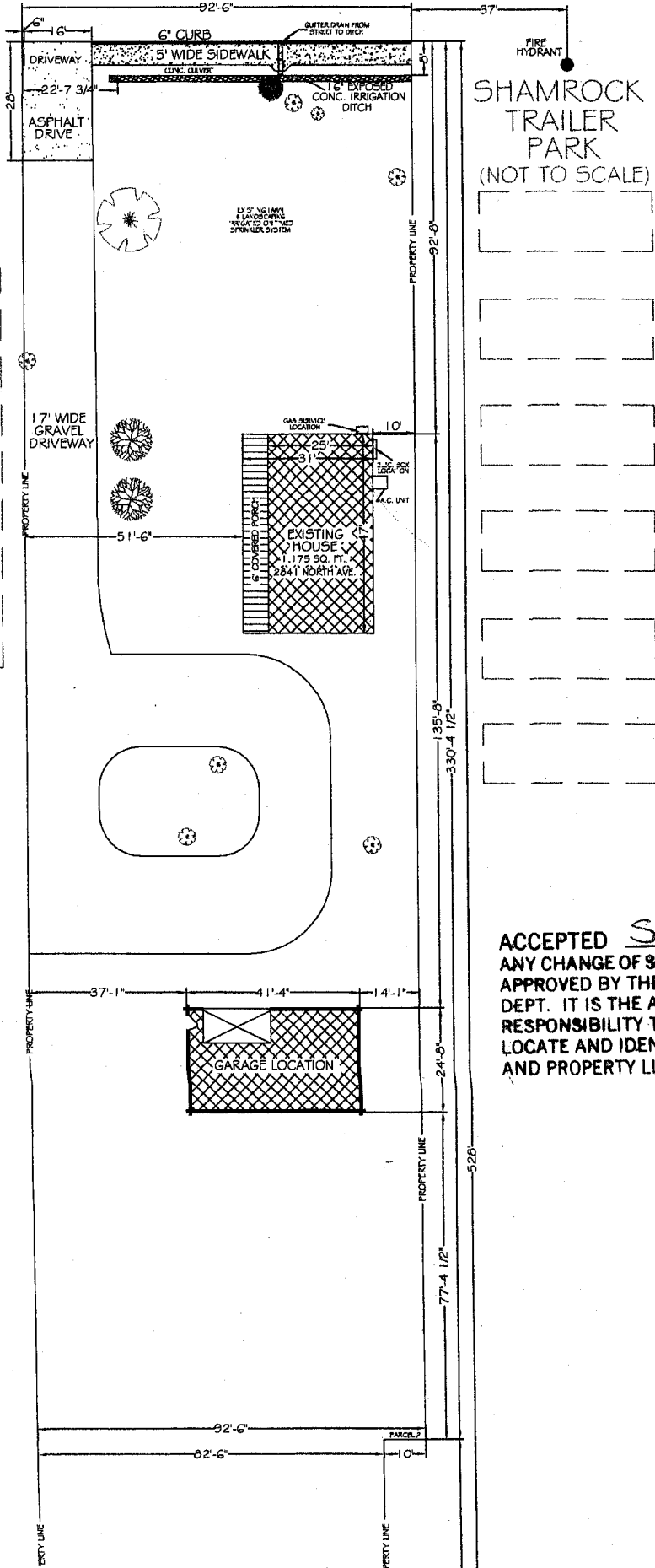
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ENTIRE PROPERTY

NORTH AVE.



SCALE: 1"=30'



WESTERN
SIZZLIN
STEAKHOUSE
(NOT TO SCALE)

SHAMROCK
TRAILER
PARK
(NOT TO SCALE)

ACCEPTED SLC 7/23/03
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.