

FEE \$	<u>P/W/CVP</u>
TCP \$	_____
SIF \$	_____

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2853 North Ave No. of Existing Bldgs 1 No. Proposed 0  
 Parcel No. 2943-181-01-948 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 0  
 Subdivision \_\_\_\_\_ Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Homeward Bound of Grand Valley DESCRIPTION OF WORK & INTENDED USE:  
 Address 2853 North Ave  New Single Family Home (\*check type below)  
 City / State / Zip GJ CO 81501  Interior Remodel  Addition  
 Other (please specify): Construct Screen Wall

**APPLICANT INFORMATION:**

Name Grasso Masonry Inc \*TYPE OF HOME PROPOSED:  
 Address 721 Arrowest Rd  Site Built  Manufactured Home (UBC)  
 City / State / Zip GJ CO 81505  Manufactured Home (HUD)  
 Telephone 245-2979  Other (please specify): \_\_\_\_\_  
 NOTES: \_\_\_\_\_

**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 PLANNING STAFF**

ZONE C-1 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO —  
 Side Wall on property line from PL Rear \_\_\_\_\_ from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO —  
 Maximum Height of Structure(s) 8' wall Parking Requirement \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval NA (Engineer's Initials) Special Conditions Variance approved by Planning Commission

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 [Signature] Date 9/30/08  
 Planning Approval [Signature] Date 9/26/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>9/30/08</u>		

**RECORD OF DECISION / FINDINGS OF FACT**

DATE: September 26, 2008  
FILE: SPR-2008-008  
LOCATION: 2853 North Avenue

PETITIONER: Homeward Bound of the Grand Valley  
Theresa Black  
2853 North Avenue  
Grand Junction, CO 81501

PLANNER: Senta L. Costello


PROJECT IS: **APPROVED**

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On June 10, 2008, the Grand Junction Planning Commission approved the Conditional Use Permit for an 8' masonry wall on property line. The project is located at 2853 North Avenue (tax schedule #2943-181-01-948). The Conditional Use Permit approval is subject to the following Conditions:

This approval is valid for a period of 1 year from the date of approval. All uses that are subject to the Major Site Plan Review must commence construction within six months of the date of approval. If a building permit is obtained within 6 months, the approval shall be valid for as long as the building permit remains valid. Failure to develop or establish such use accordingly shall constitute sufficient basis to revoke this approval.

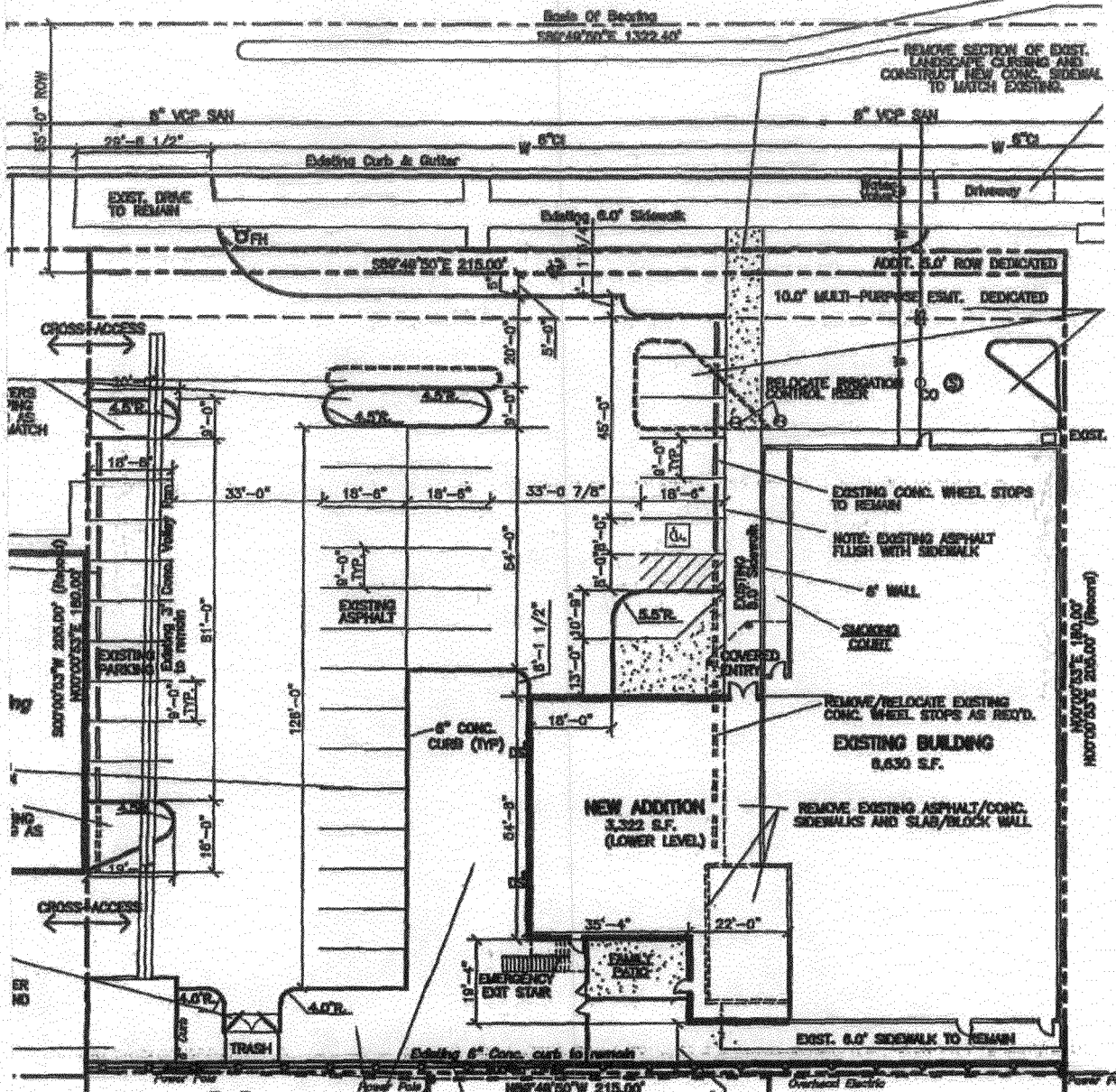
All landscaping must be maintained in a healthy manner. Should any of the plantings die or become unhealthy for any reason, they must be replaced.

  
Senta L. Costello  
Associate Planner

Cc: Design Specialists – Rob Rowlands

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North Avenue



REMOVE EXISTING ASPHALT. CONSTRUCT NEW 6" CONC. CURBING AS SHOWN  
 REMOVE EXISTING LIGHT FIXTURE FROM POLE  
 REMOVE EXISTING 6" WOOD FENCE. CONSTRUCT NEW 6" STUCCO FENCE PER DETAIL ON LANDSCAPE PLAN

**SITE PLAN**  
 SCALE 1"=20'-0"



APPROX

*KKA 9/26/08*