

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

2860 NORTH AVE
2858 1/2 NORTH AVE
2858 NORTH AVE

Existing Acct #
100045-427 / 100043-4279
100044-4278

Building Address _____
Parcel No. 2943-074-00-020
Subdivision GRAND PROPERTIES LLC
Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed _____
Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name GRAND PROPERTIES LLC
Address 2858 NORTH AVE
City / State / Zip GRAND JCT, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name GRAND PROPERTIES LLC
Address 2858 NORTH AVE
City / State / Zip GRAND JCT, CO 81501
Telephone 970-250-0908

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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
SETBACKS: Front _____ from property line (PL)
Side _____ from PL Rear _____ from PL
Maximum Height of Structure(s) _____
Voting District _____ Driveway Location Approval _____
(Engineer's Initials)

Maximum coverage of lot by structures _____
Permanent Foundation Required ~~YES~~ NO _____
Parking Requirement _____
Special Conditions _____
approved per park plan
Le Master Motel

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 _____ Date 5-21-08
Department Approval Gayleen Henderson Date 5-21-08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting C. Beusley Date 5/21/08

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map ©



ACCEPTED *Gayle Henderson* 5-21-08
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

NORTH AVE

Le Master Motel

2858 North Ave
Tel (970)243-3230

Tax # 2943-074-00-070

Mobile 1516

RV 0

Space 12 was
omitted



Ada Tucker
2858 North Ave
G. J. CO 81501
Tele 243-3230

