

FEE \$ 10.00

BLDG PERMIT NO. 50668

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 201 Hall TAX SCHEDULE NO. 2945-113-02-009
 SUBDIVISION Sherwood Addn SQ. FT. OF PROPOSED BLDG(S)/ADDITION 544
 FILING _____ BLK 4 LOT 10FE 1/2 519 SQ. FT. OF EXISTING BLDG(S) 1346
 (1) OWNER Mike Carter NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 201 Hall Ave.
 (1) TELEPHONE 245 1815 NO. OF BLDGS ON PARCEL
 BEFORE: N/A AFTER: N/A THIS CONSTRUCTION
 (2) APPLICANT Mike Carter USE OF EXISTING BLDGS Residential
 (2) ADDRESS 201 Hall Ave. DESCRIPTION OF WORK AND INTENDED USE: Home
 (2) TELEPHONE 2451815 Occupation bldg addition

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater
 Parking Req'mt 2 spaces for res. use
 Side 5' from PL Rear 25' from PL Special Conditions Home Occupation permit will be required
 Maximum Height 32' CENSUS TRACT 4 TRAFFIC ZONE 34

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 by the Building Department (Section 305, Uniform Building Code).

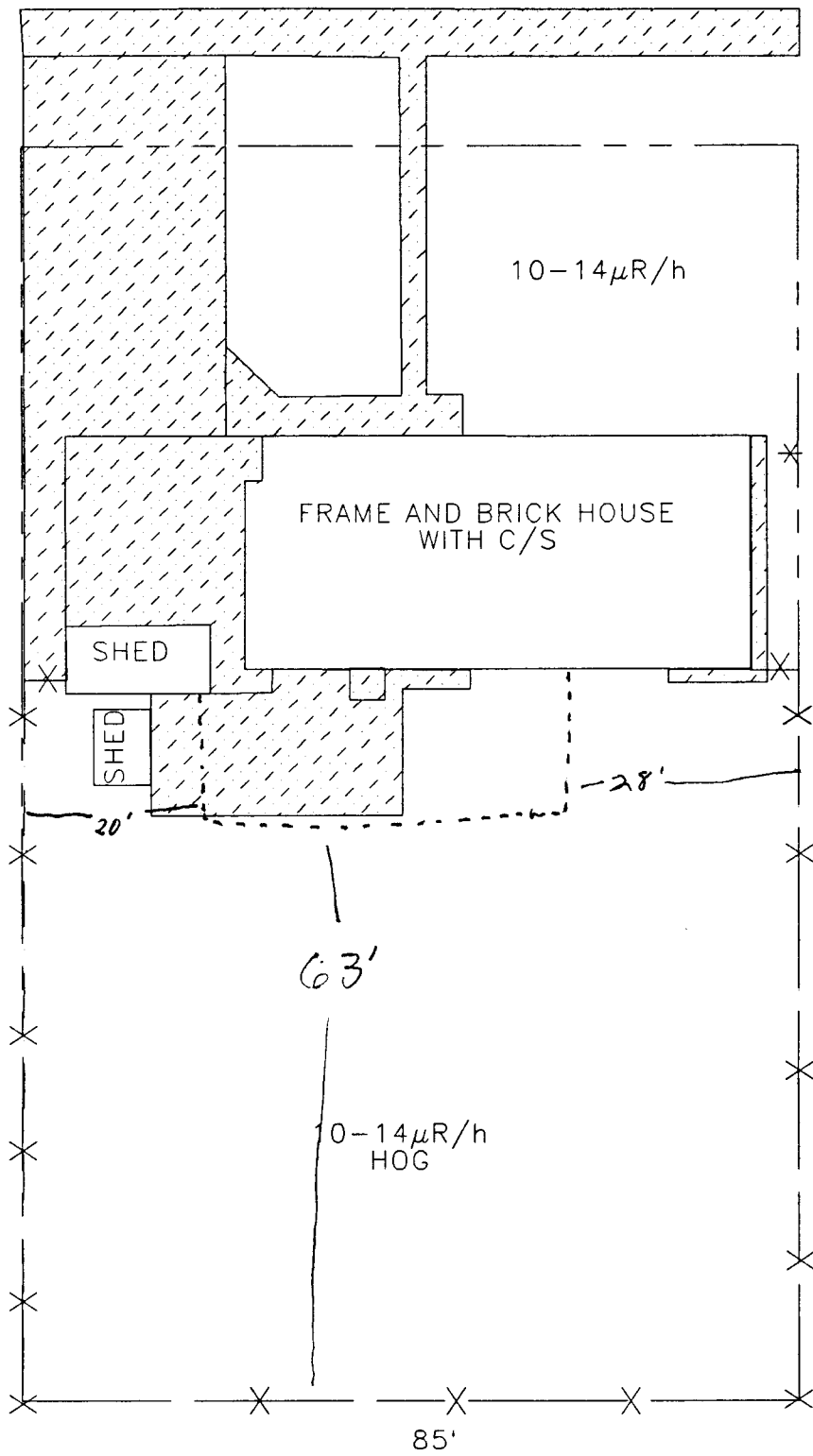
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Mike Carter Date 10-31-94
 Department Approval [Signature] Date 10-31-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. Beauty Shop 304-0910-116
 Utility Accounting [Signature] Date 10-31-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

HALL AVE.



PT. SOURCE
(ORE)
460 μ R/h

FRAME AND BRICK HOUSE
WITH C/S

SHED

SHED

10-14 μ R/h

0-14 μ R/h
HOG

138'

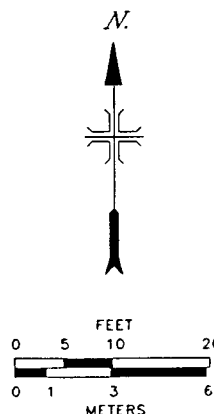
28'

20'

63'

85'

ACCEPTED *9/12* 10-31-94
 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.



GJ01717
 201 HALL AVE.
 GRAND JUNCTION, CO

Figure 1. Property Map