

FEE \$ 1000

BLDG PERMIT NO. 50038

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2112 HALL AVE. TAX SCHEDULE NO. 2945-124-03-016
 SUBDIVISION Del Rey Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 192
 FILING — BLK 5 LOT 7 SQ. FT. OF EXISTING BLDG(S) 100
 (1) OWNER Charles W. Robinson NO. OF DWELLING UNITS
 BEFORE: 2 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2112 HALL AVE.
 (1) TELEPHONE 242-4926 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Same ↑ USE OF EXISTING BLDGS Residence
 (2) ADDRESS / DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE / Rebuild Storage Shed

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 R8F-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) or
45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 3' from PL Rear 3' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT _____ TRAFFIC ZONE _____

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 Charles W. Robinson Date 10/3/94
 Department Approval Donnie Edwards Date 10/3/94

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

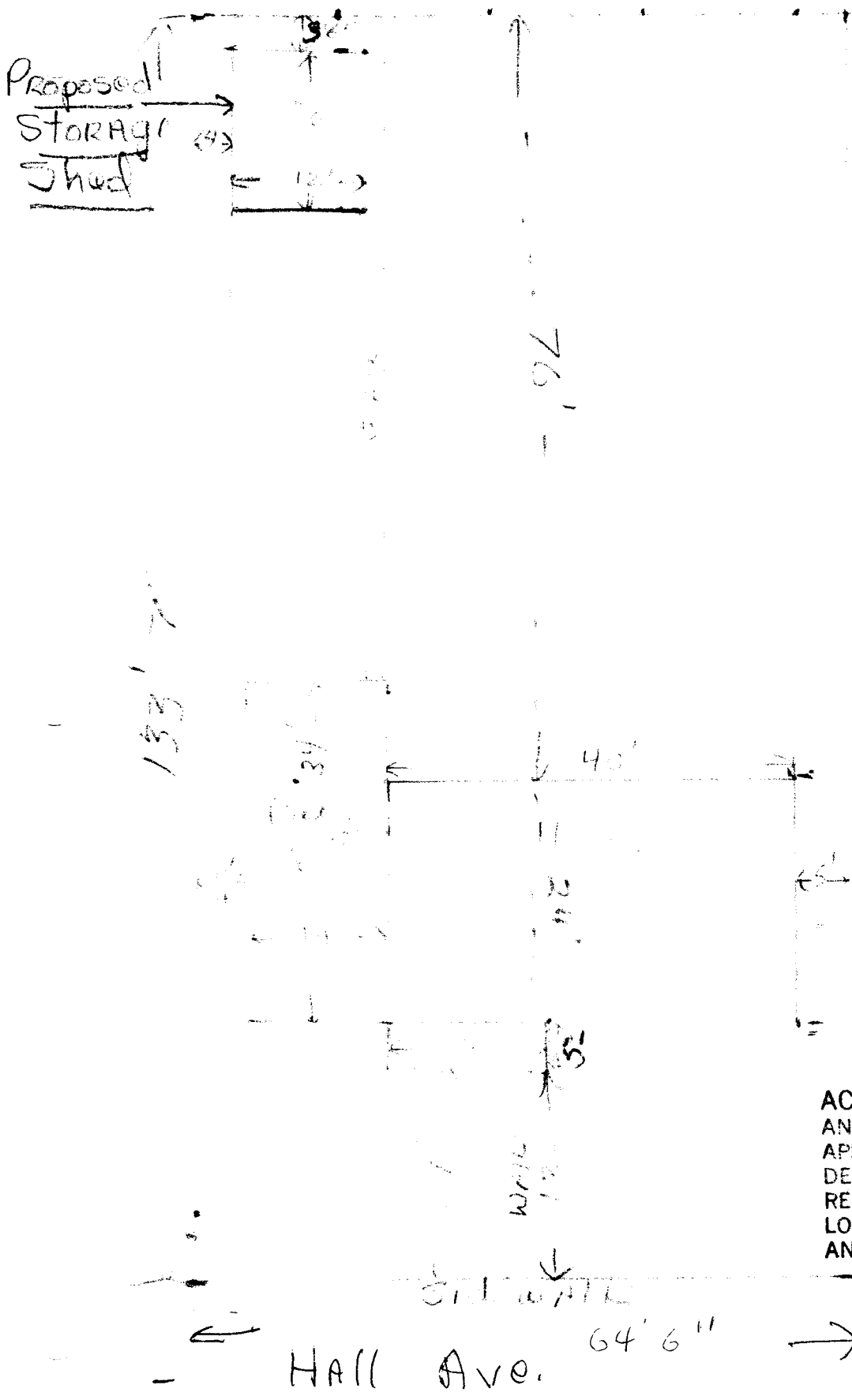
Utility Accounting Miller Fowler Date 10-3-94

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)

1" = 15' Alley 64' 6"

ROBINSON 2112 Hall Ave - 31501



ACCEPTED R. Edwards 10/3/94
 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.