

FEE \$ 10⁰⁰

BLDG PERMIT NO. NA 120 exempt.

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 235 Hall Ave TAX SCHEDULE NO. 2945-113-02-011

SUBDIVISION SHERWOOD PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120~~#~~

FILING _____ BLK 4 LOT 13 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER FLORENCE C. DAVIES NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 235 HALL AV. NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 THIS CONSTRUCTION

(1) TELEPHONE 242-4441 USE OF EXISTING BLDGS home & shed

(2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS _____

(2) TELEPHONE _____ 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.

Accessory Structure

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 3' - to eave from PL Rear 10' from PL Special Conditions _____

Maximum Height _____

CENSUS TRACT 4 TRAFFIC ZONE 10

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 Florence C. Davies Date _____

Department Approval Marcia Rabideaux Date 3-2-15

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

Utility Accounting _____ Date _____

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)

LOT SIZE 134' X 80'

NORTH

235 HALL AVE

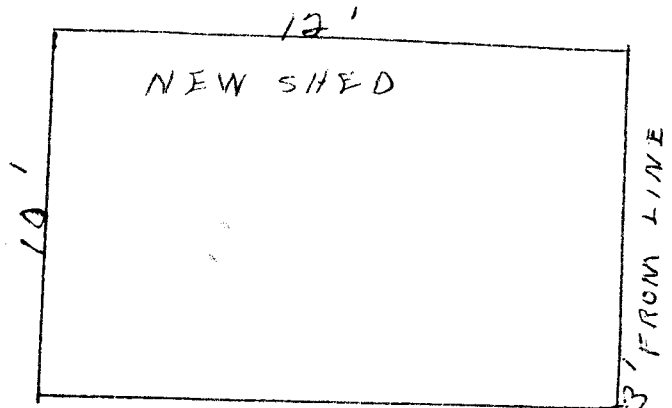
134'

NEW SHED 37' FROM HOUSE

ACCEPTED MR 3-2-95
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.

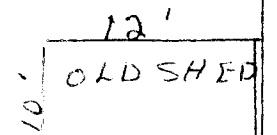
WEST

80' 2



NEW SHED

7' FROM
OLD SHED



OLD SHED

SOUTH