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TCP \$	—

BLDG PERMIT NO. 52109
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

3020-1090-12-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2852 1/2 Hall Ave TAX SCHEDULE NO. 2943-074-04-031  
 SUBDIVISION Cottonwood Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK 4 LOT 31 SQ. FT. OF EXISTING BLDG(S) 16x66  
 (1) OWNER Shelby Coleman NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2852 1/2 Hall Ave  
 (1) TELEPHONE \_\_\_\_\_ NO. OF BLDGS ON PARCEL BEFORE: — AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT SAVE Shelby Coleman USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ move in mobile-

**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-8 - Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENS.T. 6 T.ZONE 30 ANN# \_\_\_\_\_

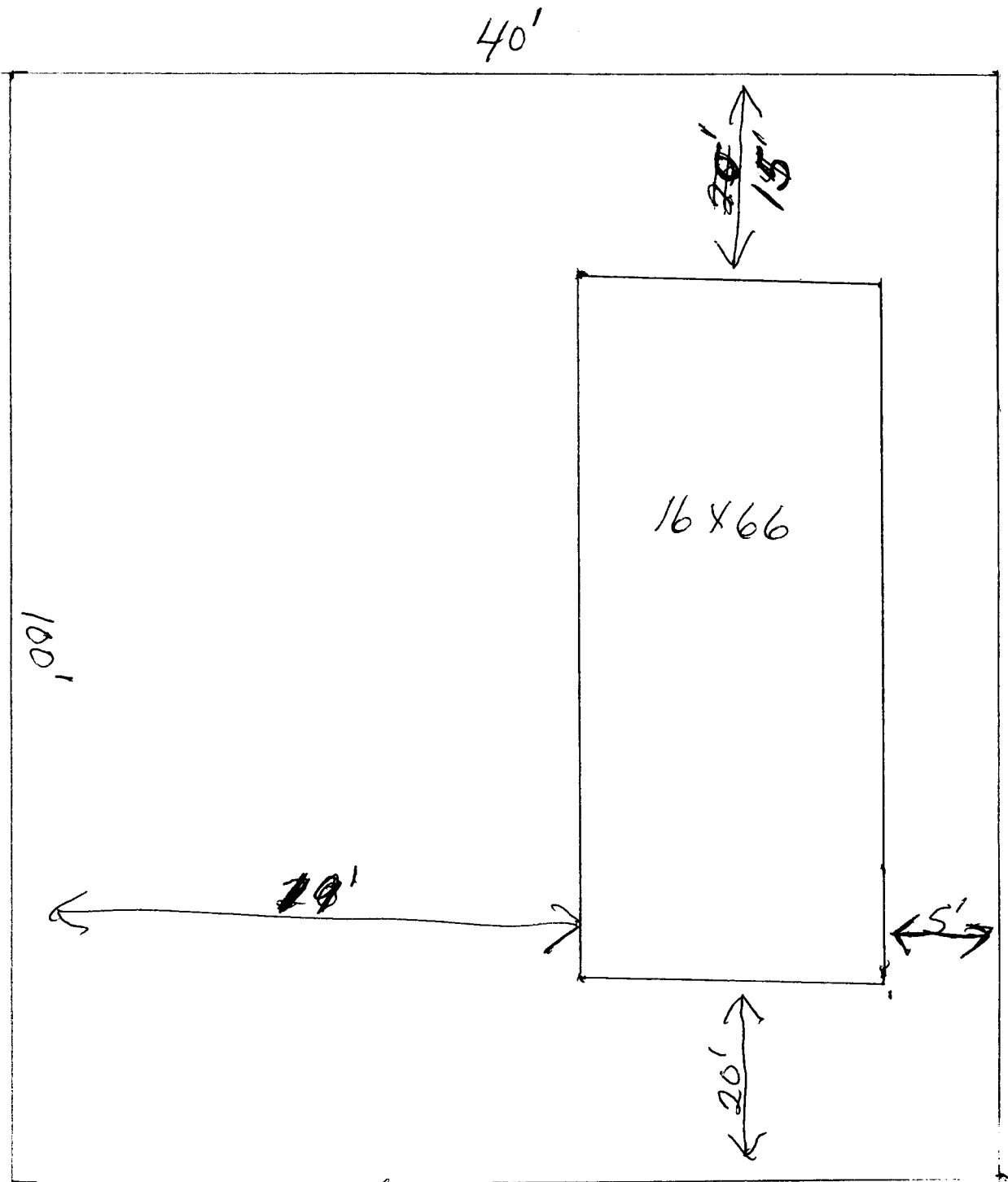
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 Shelby Coleman Date 5/10/95  
 Department Approval Ronnie Edwards Date 5/10/95  
 Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A  
 Utility Accounting Melie Fowler Date 5-10-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



5/10/95 Gonnie Edwards 2852 1/2  
ACCEPTED 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.  
HALL AVE