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TCP \$	—

BLDG PERMIT NO. 56029

PLANNING CLEARANCE

10-2180-103

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>848 Hall Ave.</u>	TAX SCHEDULE NO. <u>2945-114-08-017</u>
SUBDIVISION <u>Mesa</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>40</u>
FILING _____ BLK <u>2</u> LOT <u>17</u>	SQ. FT. OF EXISTING BLDG(S) <u>1432</u>
(1) OWNER <u>James + Marna M. Warren</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1036 S 3rd Montrose</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>249-5008 / 245-4390</u>	USE OF EXISTING BLDGS <u>Partial</u>
(2) APPLICANT <u>James Warren</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>1036 S 3rd Montrose</u>	
(2) TELEPHONE <u>249-5008 / 245-4390</u>	<u>Frame const. Int'l</u>

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 <u>RSF-8</u>	Maximum coverage of lot by structures <u>45%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENS.T. <u>2</u> T.ZONE <u>33</u> ANNEX# _____

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 <u>James Warren</u>	Date <u>5-2-96</u>
Department Approval <u>Marcia Butkiewicz</u>	Date <u>5-2-96</u>

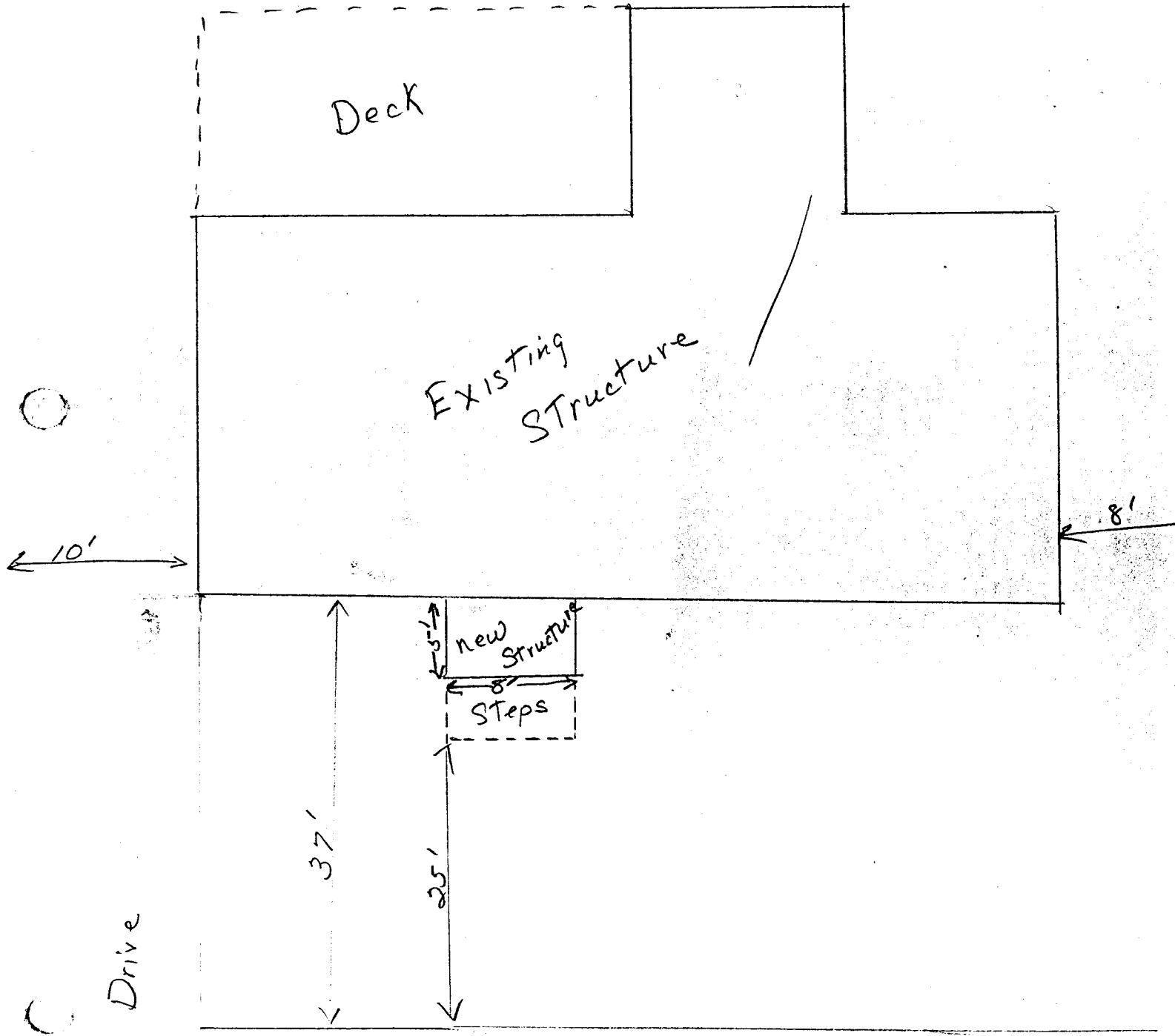
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting <u>Dottie Huber</u>	Date <u>5/2/96</u>
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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)

ACCEPTED MR 8-2-96
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.



Sidewalk 848 Hall