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TCP \$	—

BLDG PERMIT NO. 56536

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

3010-2160-10-5 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 8608 HALL AVE TAX SCHEDULE NO. 2945-114-08-015
 SUBDIVISION MESA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 787-698
 FILING BLK 2 LOT 15 SQ. FT. OF EXISTING BLDG(S) 1435
 (1) OWNER ROBERT WHITNEY NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 8608 HALL AVE
 (1) TELEPHONE 970 244 8461 NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT SAME AS ABOVE USE OF EXISTING BLDGS HOUSE/CARPORT/SHED
 (2) ADDRESS " DESCRIPTION OF WORK AND INTENDED USE: ADDITION
 (2) TELEPHONE " TO HOUSE/GARAGE, BEDROOM & FAMILY ROOM

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 45%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32' CENS.T. 5 T.ZONE 33 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).

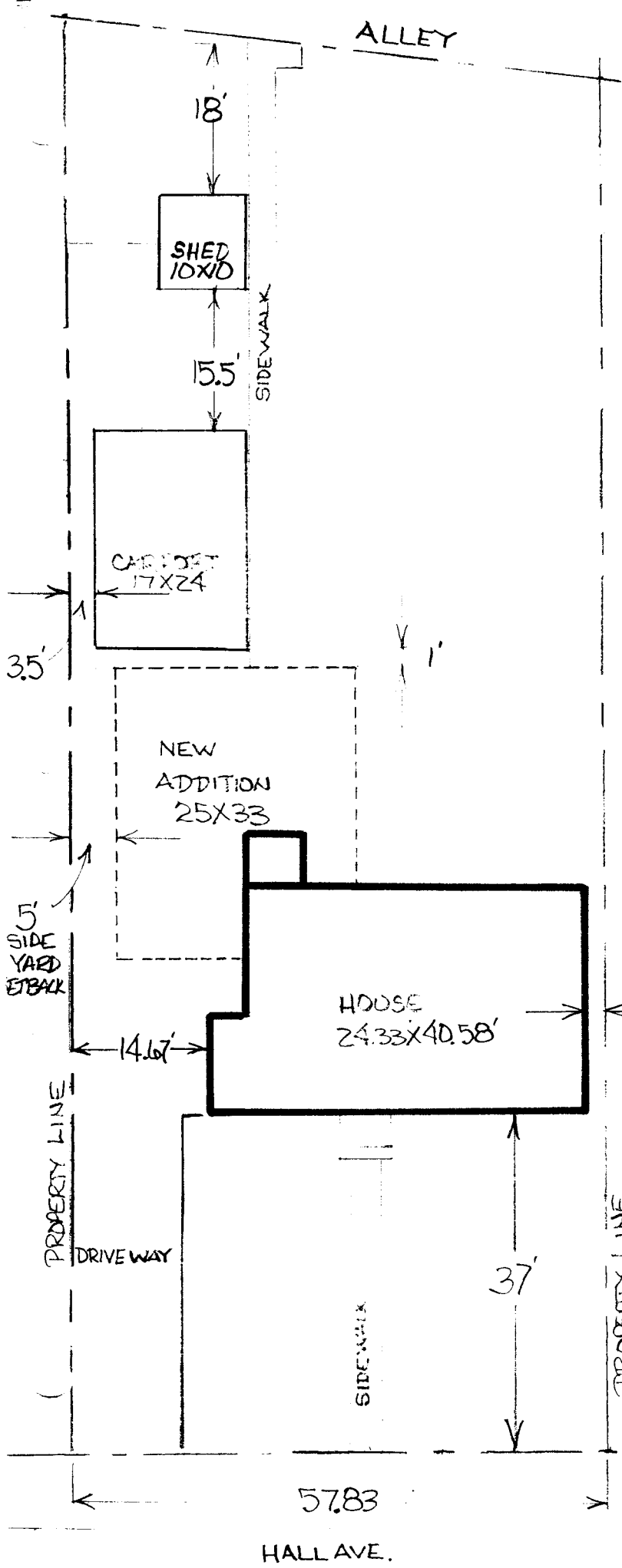
Applicant Signature Robert Whitney Date 5/29/96
 Department Approval Gonnie Edwards Date 5/29/96

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

Utility Accounting as above Date 5-29-96

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)



SITE PLAN FOR
PLANNING CLEARANCE

ROBERT WHITNEY
868 HALL AVE.
GRAND JUNCTION CO

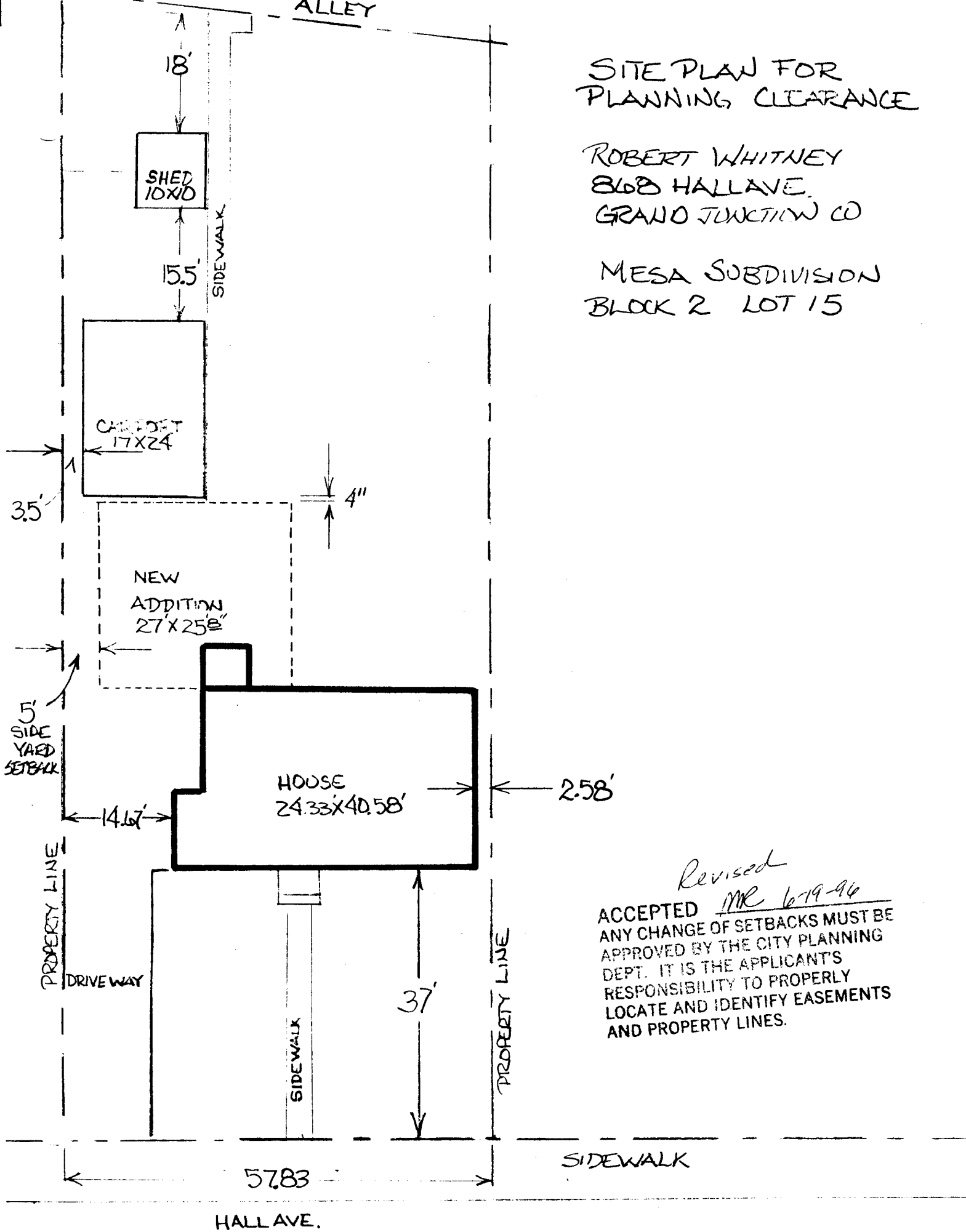
MESA SUBDIVISION
BLOCK 2 LOT 15

ACCEPTED *Bonnie* 5/29/96
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.

SITE PLAN FOR
PLANNING CLEARANCE

ROBERT WHITNEY
868 HALLAVE,
GRAND JUNCTION CO

MESA SUBDIVISION
BLOCK 2 LOT 15



Revised
ACCEPTED MR 6-19-96
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