

FEE \$ 10⁰⁰
TCP \$ _____

BLDG PERMIT NO. 56539

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2809 HALL AV. TAX SCHEDULE NO. 2943-073-12-010
SUBDIVISION Virginia Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720
FILING BLK 2 LOT 10 SQ. FT. OF EXISTING BLDG(S) 2256
(1) OWNER Robert G. Thompson
Carolyn J. Thompson NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2809 Hall Ave
(1) TELEPHONE 241-2238 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
(2) APPLICANT Owner USE OF EXISTING BLDGS Residence + Storage
(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: Garage
(2) TELEPHONE 241-2238 Vehicle storage - Shop.

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 _____ from property line (PL)
or _____ from center of ROW, whichever is greater Parking Req'mt _____
Side 3' from PL Rear 3' from PL Special Conditions Setback measured
to eave line
Maximum Height _____ CENSUS TRACT 6 TRAFFIC ZONE 30

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).

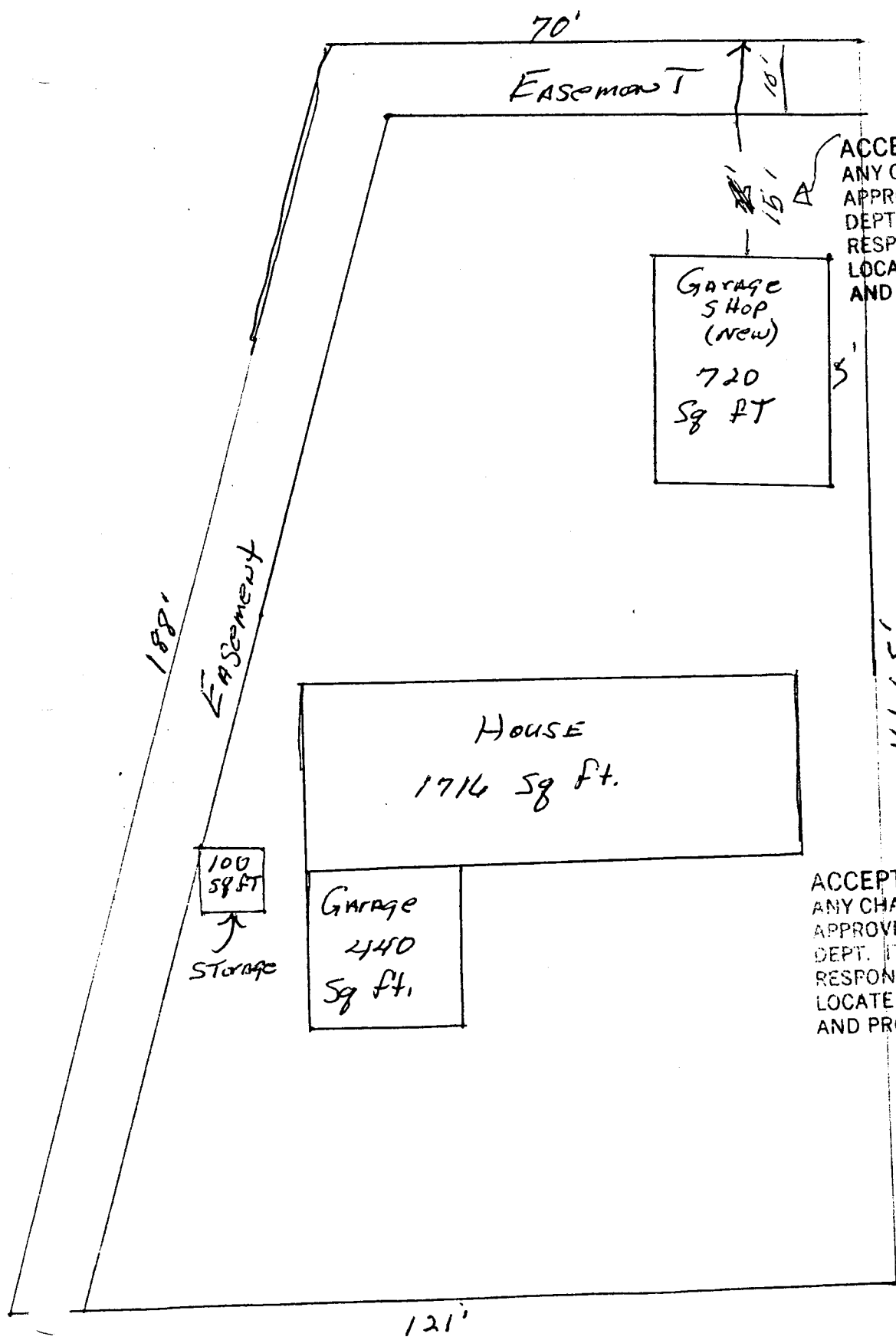
Applicant Signature Robert G. Thompson Date 6/5/96
Department Approval Marcia Rabideaux Date 6-13-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3009-0920-049
Utility Accounting Richard Date 6/4/96

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)

Detached - rear to lot



REVISED
ACCEPTED MR 12-1-96
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.

ACCEPTED MR 6-14-96
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.

2809 Hall Ave