

FEE \$ 10<sup>00</sup>  
TCP \$ 0

BLDG PERMIT NO. 59451

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

3002-0080-05-8 Grand Junction Community Development Department

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 747 W HALL TAX SCHEDULE NO. 2445-104-04-030  
SUBDIVISION Shaw's Sub Amended SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600  
FILING BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) 1680  
(1) OWNER Pablo Chavez NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 747 W HALL  
(1) TELEPHONE 243-8397 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT SAME USE OF EXISTING BLDGS Home  
(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: Addition  
(2) TELEPHONE \_\_\_\_\_ Bedroom + bath

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 2  
Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
Maximum Height 32' 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).

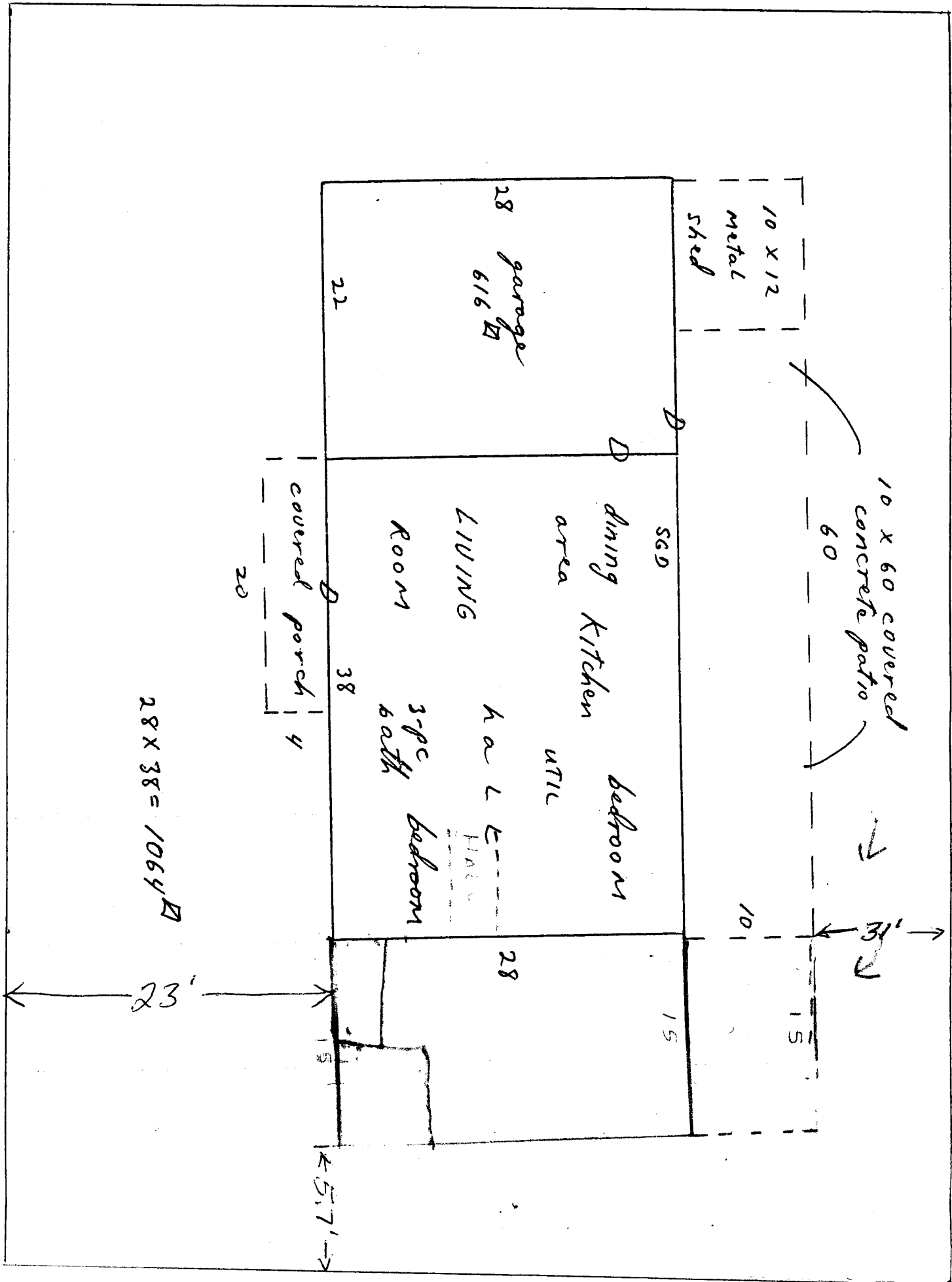
Applicant Signature [Signature] Date 3-10-97  
Department Approval [Signature] Date 3-10-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_  
Utility Accounting [Signature] Date 3-10-97

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)

747 W. Hall



$28 \times 38 = 1064$

ACCEPTED SLC 3/10/97  
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.