

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 100353

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

3011-1920-069 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 885 Hall Ave TAX SCHEDULE NO. 2945-114-10-008
SUBDIVISION Mesa Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 400 sq. Ft.
FILING BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) 772'
(1) OWNER Mark Moon Jr. NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 885 Hall Ave
(1) TELEPHONE 970-243-4813 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
(2) APPLICANT Mark Moon Jr. USE OF EXISTING BLDGS Home
(2) ADDRESS 885 Hall Ave DESCRIPTION OF WORK AND INTENDED USE: Storage
(2) TELEPHONE 970-243-4813 Garage

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) Parking Req'mt 2
or 45' from center of ROW, whichever is greater
Side 3' to eave from PL Rear 3' to eave from PL Special Conditions _____
Maximum Height 32'
CENSUS TRACT 5 TRAFFIC ZONE 33

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).

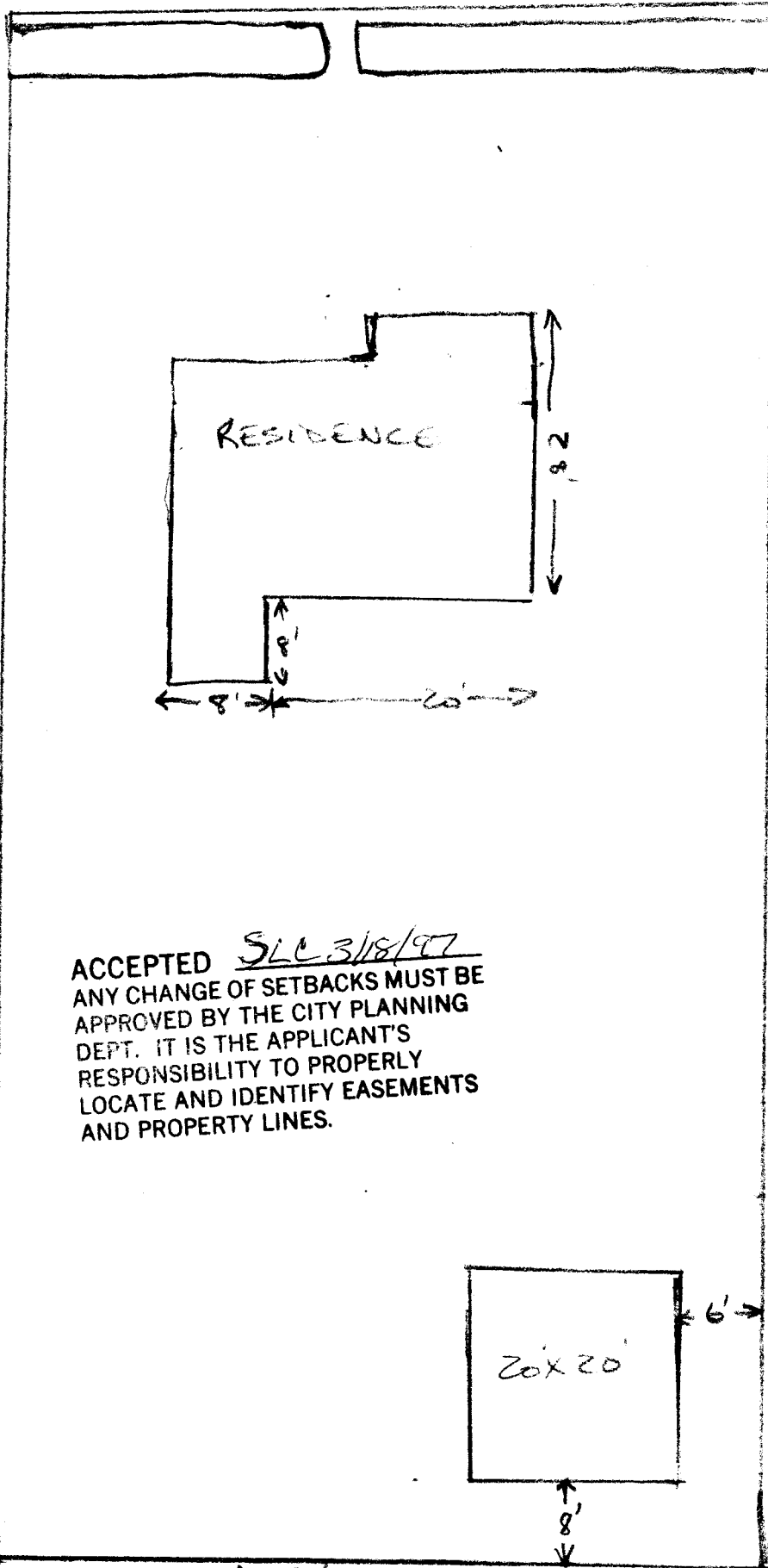
Applicant Signature Mark Moon Jr. Date 3-18-97
Department Approval Santa Costello Date 3-18-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. no charge
Utility Accounting Lotter Well Date 3-18-97

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)

HALL AVE

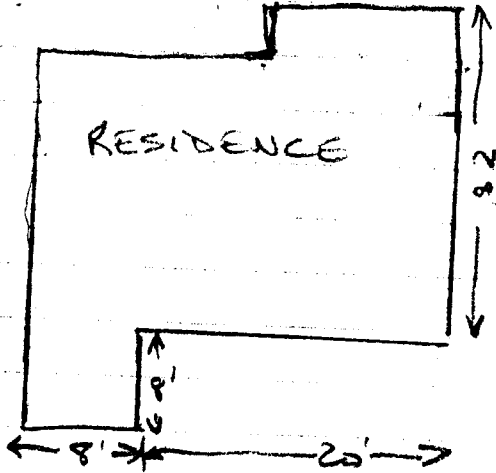


ACCEPTED SLL 3/18/97
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

ALLEY

NEIGHBORS FENCE

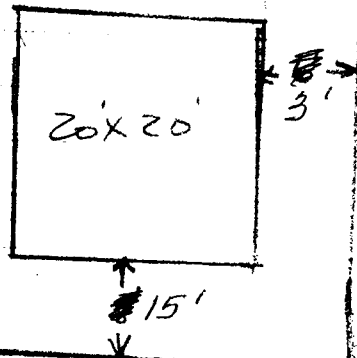
HALL AVE



Revised

ACCEPTED MR 5-1-97
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NEIGHBORS FENCE



ALLEY