

Planning \$ <u>10</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>103031</u>
FILE #

## PLANNING CLEARANCE

SFR

(site plan review, multi-family development, non-residential development)

**Grand Junction Community Development Department**

\* THIS SECTION TO BE COMPLETED BY APPLICANT \*

BLDG ADDRESS 2559 HALL AVE TAX SCHEDULE NO. 2945-124-07-002

SUBDIVISION Melrose SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER DONALD R. BUSH NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 2559 HALL AVE NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-1322 USE OF ALL EXISTING BLDGS home

(2) APPLICANT DONALD R. BUSH DESCRIPTION OF WORK & INTENDED USE:  
new carport

(2) ADDRESS 2559 HALL

(2) TELEPHONE 243-1322

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

\* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF \*

ZONE RSF-8 Landscaping / Screening Required: YES — NO —

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: open carport can go to within 3' to prop. line

Maximum Height 32' (3' for accessory) Maximum coverage of lot by structures 45% Census Tract 6 Traffic Zone 28 Annx # —

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Donald R Bush Date Nov 21, 1997

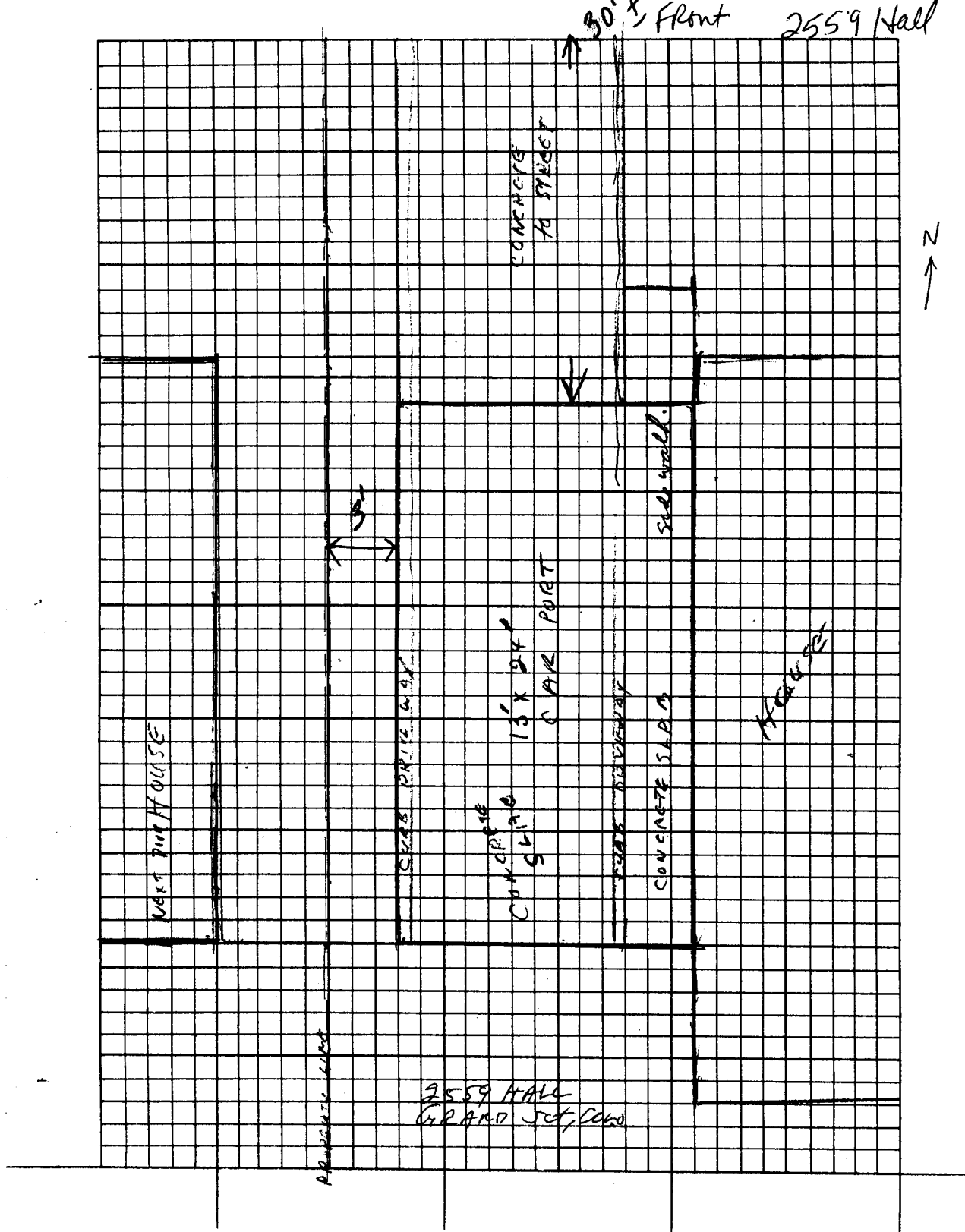
Department Approval Bonnie Edwards Date 11/21/97

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. 11-82106

Utility Accounting [Signature] Date 11-21-97

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)



**ACCEPTED** *Ronnie Edwards* 11/21/97  
 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.