

FEE \$	<u>pd w/ App.</u>
TCP \$	
SIF \$	



BLDG PERMIT NO. 60665

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



BLDG ADDRESS 2851.5 Hall Ave TAX SCHEDULE NO. 2943-074-17-009  
*mobile home estates*

SUBDIVISION Cottonwood Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16x60

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER Connie, Marylou Anteny NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS \_\_\_\_\_

(1) TELEPHONE 241 3025 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Amy Moore USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 1800 main A23 DESCRIPTION OF WORK AND INTENDED USE: Residential

(2) TELEPHONE 245 4304 dwelling

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 13' per Variance from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions VAR-1997-119

Maximum Height \_\_\_\_\_ CENSUS 6 TRAFFIC 30 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 Amy Moore Date 7/16/97

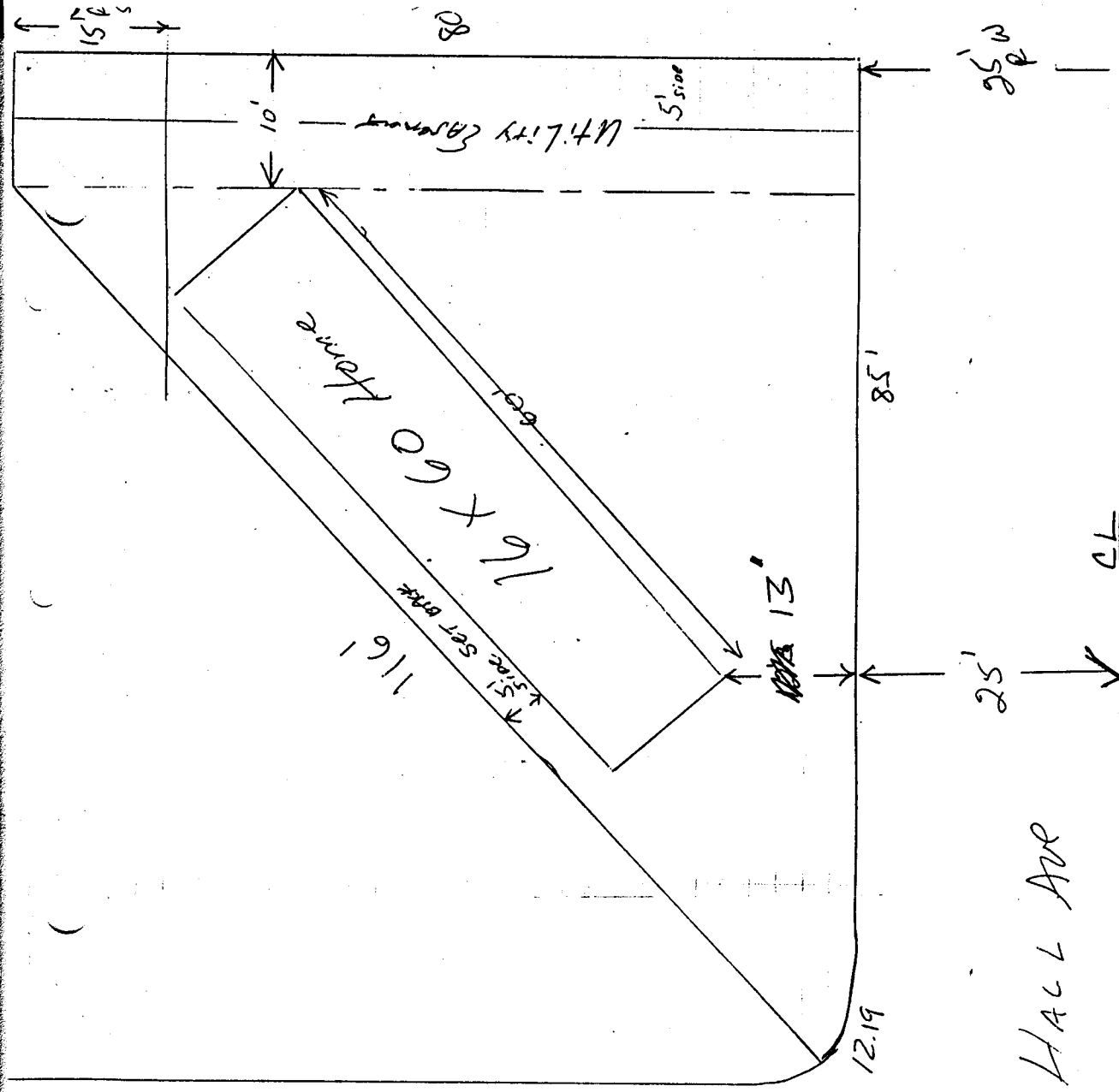
Department Approval Bill Nuhn Date 7-16-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No 3020-1140-08-1

Utility Accounting Chachan Date 7-16-97

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)



WESTCH ST

HALL AVE

7-16-97  
 VAR - 1997-119

**ACCEPTED** Bill New  
 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.