

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 72907



Your Bridge to a Better Community

BLDG ADDRESS 430 Hall Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 864
 TAX SCHEDULE NO. 2945-113-08-013 SQ. FT. OF EXISTING BLDGS 960
 SUBDIVISION Sherwood Add. TOTAL SQ. FT. OF EXISTING & PROPOSED 1824
 FILING _____ BLK 08 LOT 013 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) OWNER Robert Thompson
 (1) ADDRESS 714 36.1 Rd Palisade USE OF EXISTING BUILDINGS Residential
 (1) TELEPHONE 464-9436 DESCRIPTION OF WORK & INTENDED USE Garage
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ _____ Other (please specify) _____

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-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or 45' from center of ROW, whichever is greater
 Side 3' to leave from PL, Rear 10' from PL Parking Req'mt _____
 Maximum Height 32' Special Conditions garage use only - no plumbing
 CENSUS 4 TRAFFIC 34 ANNEX# _____

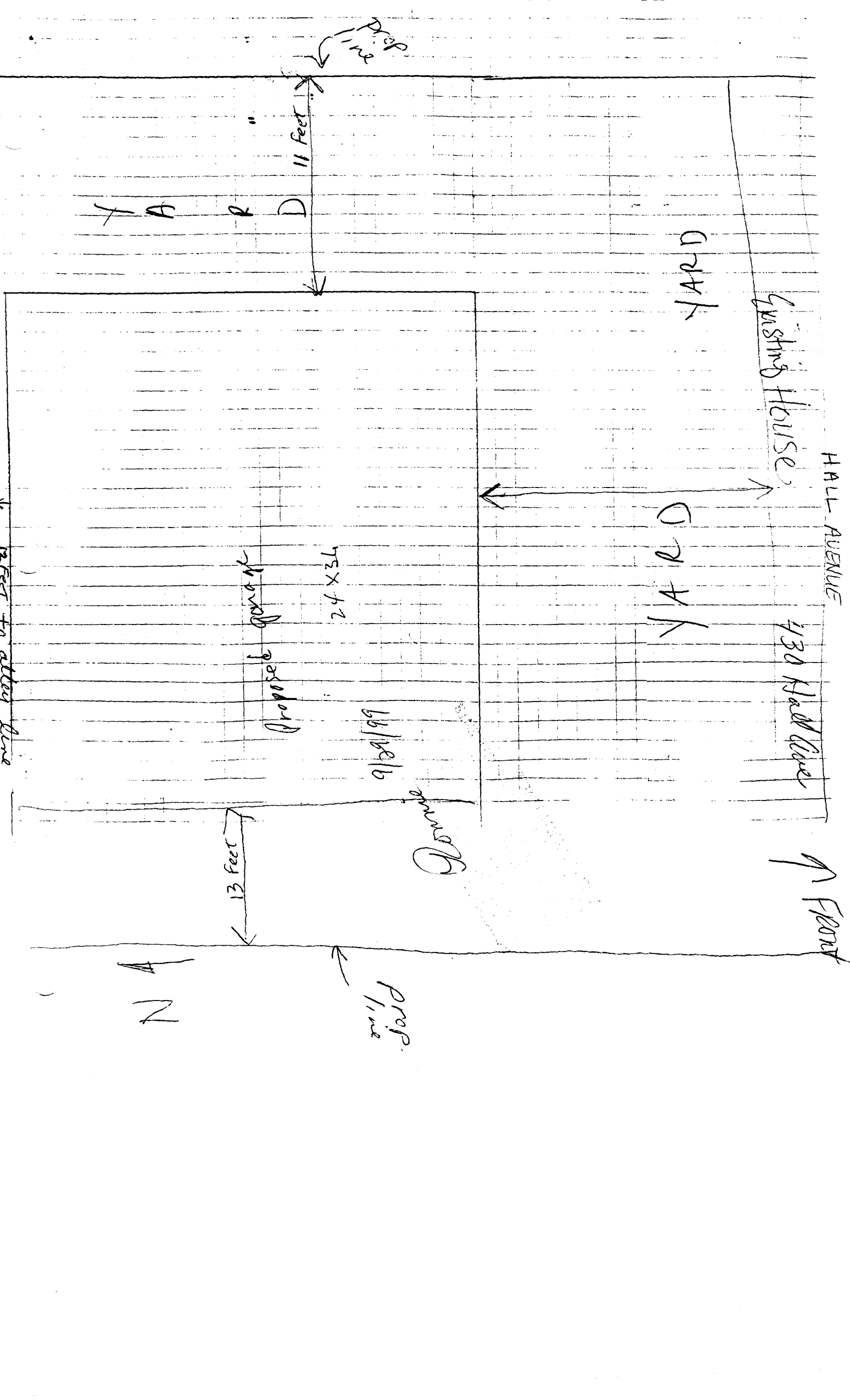
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 W. Robert Thompson Date 9-29-99
 Department Approval Ronnie Edwards Date 9-29-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>40037-4709</u>
Utility Accounting	<u>KDuncan</u>	Date	<u>9/29/99</u>

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 AVENUE

430 Hall Avenue

Guthrie House

YARD

YARD

Front

Prop. Line

N A

13 feet

24 x 36

Proposed Garage

Garage

11 feet

YARD

12 FEET TO alley line