

FEE \$	10.00
FCP \$	_____
SIF \$	_____



BLDG PERMIT NO. 69324

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

BLDG ADDRESS 440 HALL AVE. TAX SCHEDULE NO. 2945-113-08-012

SUBDIVISION Sherwood Addn SQ. FT. OF PROPOSED BLDG(S)/ADDITION 768

FILING BLK 08 LOT 12 SQ. FT. OF EXISTING BLDG(S) 1698

(1) OWNER WILLIAM + TAMARA BENSLEY NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 440 HALL AVE

(1) TELEPHONE 970-243-6603 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT WILLIAM + TAMARA BENSLEY USE OF EXISTING BLDGS SINGLE FAMILY HOME

(2) ADDRESS 440 HALL AVE DESCRIPTION OF WORK AND INTENDED USE:
NEW DRIVEWAY AND DETACHED 2-CAR GARAGE

(2) TELEPHONE 970-243-6603

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 _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater

Side 3' from PL Rear 10' from PL Special Conditions _____

Maximum Height 32' CENSUS 10 TRAFFIC 30 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 Willy A Bensley Date 3-18-99

Department Approval X Valdez Date 3-19-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 7557-4708 TR 8904

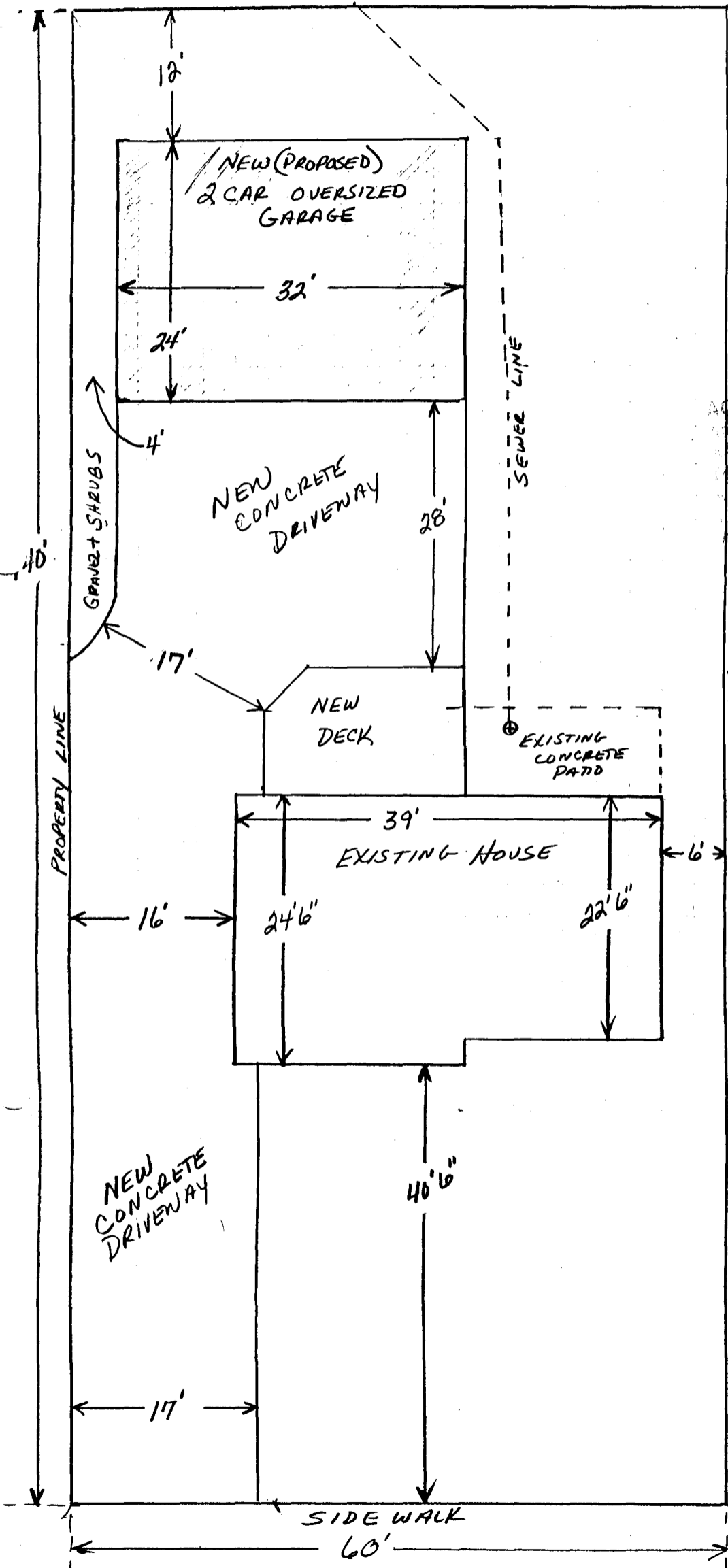
Utility Accounting Chandler Date 3-19-99

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)

NORTH

ALLEY



ACCEPTED *KV 3-19-99*
 THE BOARD OF COUNTY COMMISSIONERS
 OF GRAND JUNCTION, COLORADO
 HAS REVIEWED THE ABOVE
 PLANS AND FINDS THEM TO BE
 IN ACCORDANCE WITH THE
 ZONING ORDINANCE AND
 LOCAL ORDINANCES AND
 RESOLUTIONS AND IDENTIFY COMMENTS
 AND PROPERTY LINES.

BENSLEY
 440 HALL AVE
 GRAND JUNCTION
 COLORADO

EXISTING SITE
 PLAN PLUS
 PROPOSED
 IMPROVEMENTS
 OF:
 NEW CONCRETE
 DRIVEWAY AND
 24' X 32'
 DETACHED
 2-CAR GARAGE

*Done OK
 Truck Norris
 3-19-99*

SCALE:
 1" = 12' (FEET)
 1 sq = 3' (FEET)

11th AVENUE