

FEE \$	10
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 68234



PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 848 Hall Ave TAX SCHEDULE NO. 2945-114-08-018
 SUBDIVISION Mesa Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20 x 20 (open)
 FILING - BLK 2 LOT 18 SQ. FT. OF EXISTING BLDG(S) 1500 # I
 (1) OWNER James Warren NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1036 S 3rd Montrose
 (1) TELEPHONE 970-249-5008 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Whitener's Home Imp USE OF EXISTING BLDGS home
 (2) ADDRESS 2701 Hwy 50 DESCRIPTION OF WORK AND INTENDED USE: 20x20
 (2) TELEPHONE 970-243-4002 open patio cover.

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 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions - Sec. 5-1-7.6 -
 Maximum Height 32' allows carport, to 3' from
property line.
 CENSUS 5 TRAFFIC 33 ANNEX#

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 [Signature] Date 1/6/99

Department Approval [Signature] Date 1-6-99

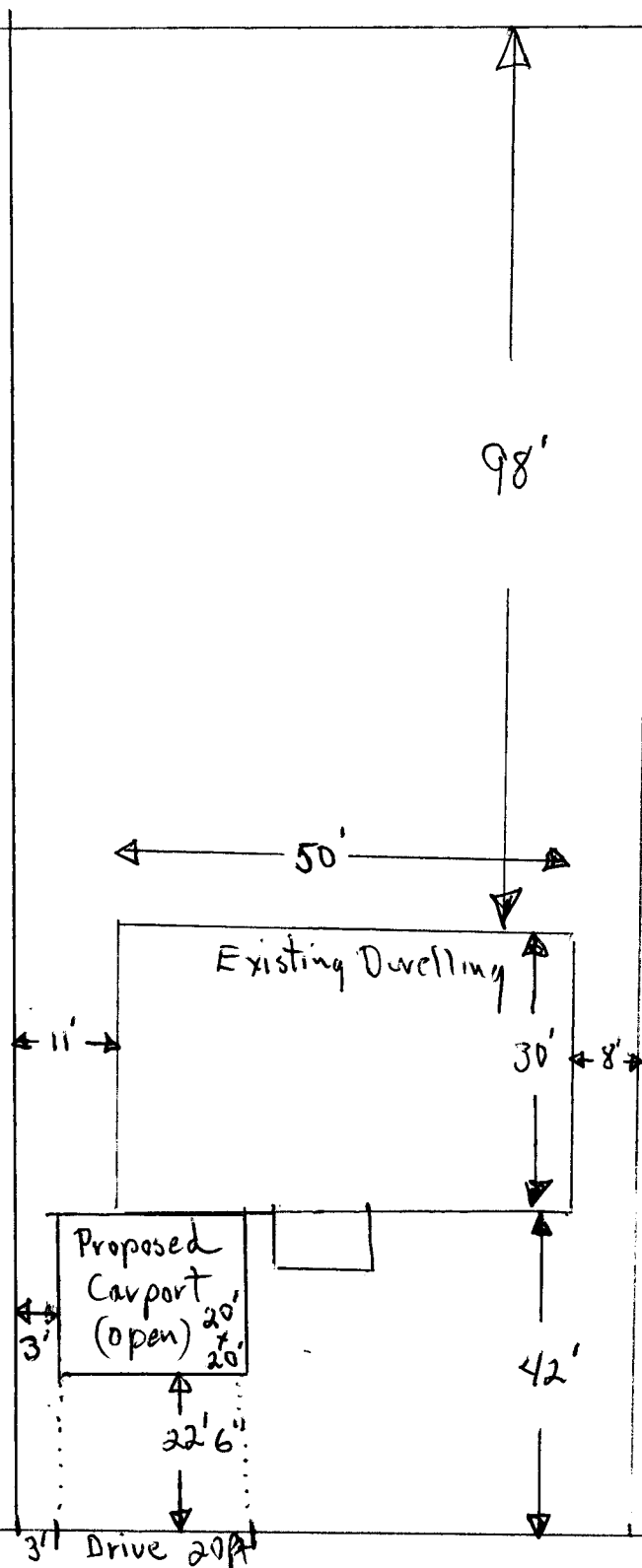
Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting [Signature] Date 1/6/99

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)

Alley



ACCEPTED *Ronnie* 1/6/99
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.

648 Hall Ave



Hall Ave