

FEE \$	10.00
TCP \$	_____
SIF \$	_____



BLDG PERMIT NO. 71093

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1440 Hall Ave TAX SCHEDULE NO. 2945-123-02-012
 SUBDIVISION Eastholme In Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480 SF.
~~2945-123-02-012~~
 FILING BLK 1 LOT 13 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Denise Shirmer / Clark Deaver NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1440 Hall Ave
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE (970) 245-2028
 (2) APPLICANT Clark Deaver USE OF EXISTING BLDGS Residential
 (2) ADDRESS 1440 Hall Ave DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE (970) 245-2028 Single Story 1 car garage

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-P Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 5' from center of ROW, whichever is greater
 Side 3' from PL, Rear 3' from PL Special Conditions Cannot build
 Maximum Height 32' in easements
 CENSUS 5 TRAFFIC 33 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 Clark D. Deaver Date 7/6/99
 Department Approval X. Valdez Date 7-7-99

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

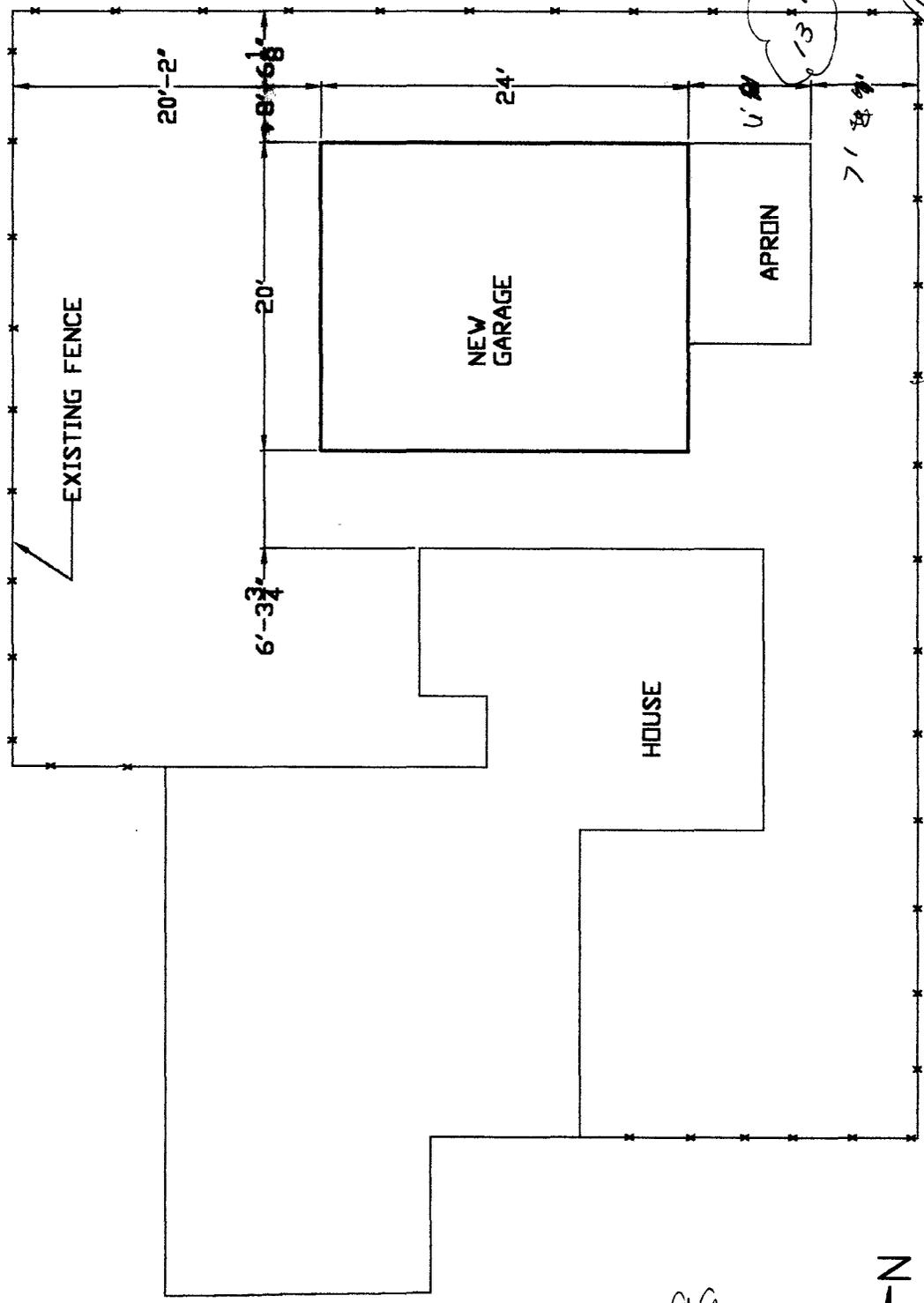
Utility Accounting [Signature] Date 7-7-99

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)

1440 Hall Avenue

13' Revised
9/28/99
RSE
J.J.



ALLEY

ACCEPTED KV 7-7-99
 ANY CHANGE OF RETRACTION SHALL BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



SITE PLAN

1440 HALL AVE.

1440 Hall Avenue