

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 74816



Your Bridge to a Better Community

BLDG ADDRESS 410 HALL AV SQ. FT. OF PROPOSED BLDGS/ADDITION 348 sq ft
 TAX SCHEDULE NO. 2945-113-08-014 SQ. FT. OF EXISTING BLDGS 1600 sq ft
 SUBDIVISION SHERWOOD PARK ADDITION TOTAL SQ. FT. OF EXISTING & PROPOSED 1948 sq ft
 FILING _____ BLK 1 LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER RICHARD & CATHERINE DI PAOLA NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 410 HALL AV USE OF EXISTING BUILDINGS PRIMARY RESIDENCE
 (1) TELEPHONE 248-3582 DESCRIPTION OF WORK & INTENDED USE GARAGE
 (2) APPLICANT RICHARD DI PAOLA TYPE OF HOME PROPOSED:
 (2) ADDRESS AS ABOVE _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE AS ABOVE _____ 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 3570
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 10' from PL Parking Req'mt _____
 Maximum Height 32' Special Conditions _____
 CENSUS 4 TRAFFIC 34 ANN# _____

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).

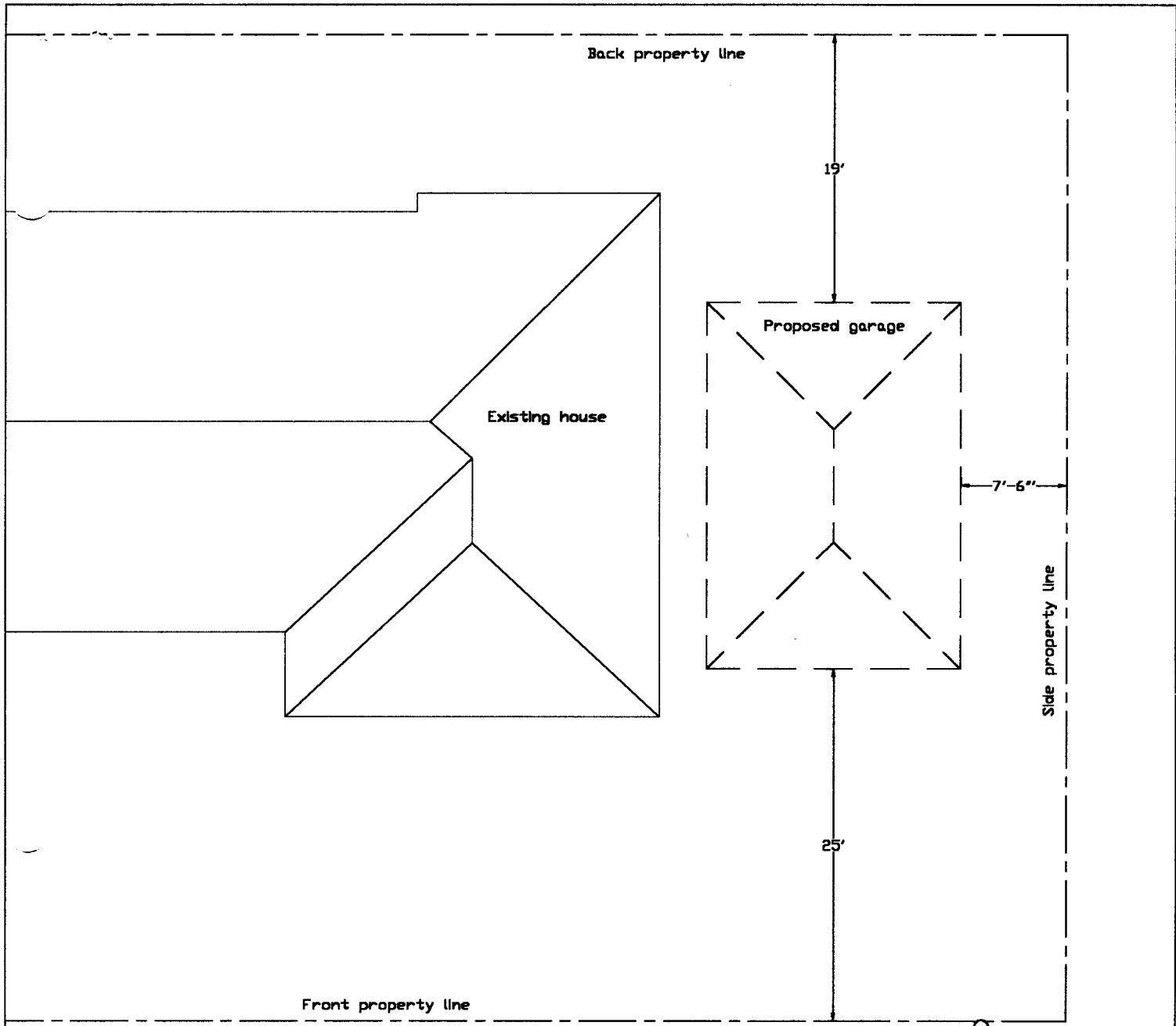
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Richard Di Paola Date 4/18/2000
 Department Approval Seveta J. Costello Date 4-18-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Debi Overholt</u>	Date	<u>4/18/00</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 AV

ACCEPTED SLC 4-18-00
 ANY CHANGE OF SETBACKS MUST
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

410 Hall Av
 SITE PLAN
 3/32" = 1 FOOT

