

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 74940



Your Bridge to a Better Community

BLDG ADDRESS 855 HALL AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 616

TAX SCHEDULE NO. 2945-114-10-005 SQ. FT. OF EXISTING BLDGS 1300

SUBDIVISION MESA Subd. TOTAL SQ. FT. OF EXISTING & PROPOSED 1916

FILING _____ BLK 3 LOT 6 NO. OF DWELLING UNITS:
 Before: 1 After: 2 this Construction

(1) OWNER TERRY A. BREW NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 855 HALL AVE USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 970-263-9898 DESCRIPTION OF WORK & INTENDED USE New Garage & Dining room Add.

(2) APPLICANT SAME TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 RMF-100 Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req't _____

Maximum Height 40' Special Conditions _____

CENSUS 5 TRAFFIC 27 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 Terry A. Brew Date 4/28/00

Department Approval Mishi Dragon Date 4/28/00

Additional water and/or sewer tap fee(s) are required: <u>YES</u>	NO	W/O No.
Utility Accounting <u>J. Adams</u>	Date <u>4-28-00</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)

855 HALL AVE

ACCEPTED *Ashe* 4/28/00
AN CHANGE OF SETBACKS IN 1991
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Hall Avenue

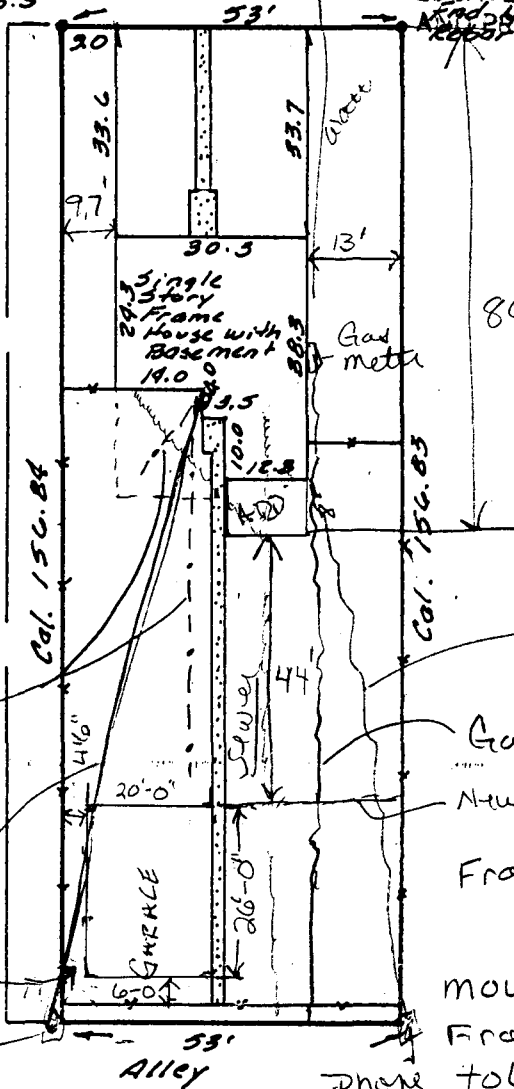
End No. 5
R2611

End No. 4
R2611

DRIVE OK
End 4/27/00

N

Scale 1" = 30'



Elevated Powerline

Gasline

New Fence Line

Frame Dimensions.

move Fence Line Back
From Alleyway 32' (Appro
to line up w/ New
Garage wall, (Includes
Passthrough gate)

This property does not fall within any apparent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: The East 53 feet of Lot 6 in Block 3 of MESA SUBDIVISION, Mesa County, Colorado.
Legal Description and Easements of Record provided by Meridian Land Title, File No. 20173.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Unifirst Mortgage Corp. that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 11/14/95, except utility connections are entirely within the boundaries of the parcel, except as shown, that there no encroachments upon