

Single fam. add.

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 74565



Your Bridge to a Better Community

34744-5791
BLDG ADDRESS 2801 Hall Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 220

TAX SCHEDULE NO. 2943-073-12-002 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Virginia Village TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING — BLK 2 LOT 2 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER MARIO HERRERA NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 2801 Hall Ave USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 245-5058 DESCRIPTION OF WORK & INTENDED USE Enclose carport

(2) APPLICANT Same TYPE OF HOME PROPOSED:

(2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
(2) TELEPHONE ✓ _____ Manufactured Home (HUD)
_____ 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-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
or 45' from center of ROW, whichever is greater

Side 5' from PL, Rear 15' from PL Parking Req'mt _____

Maximum Height 32' Special Conditions _____

CENSUS 6 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).

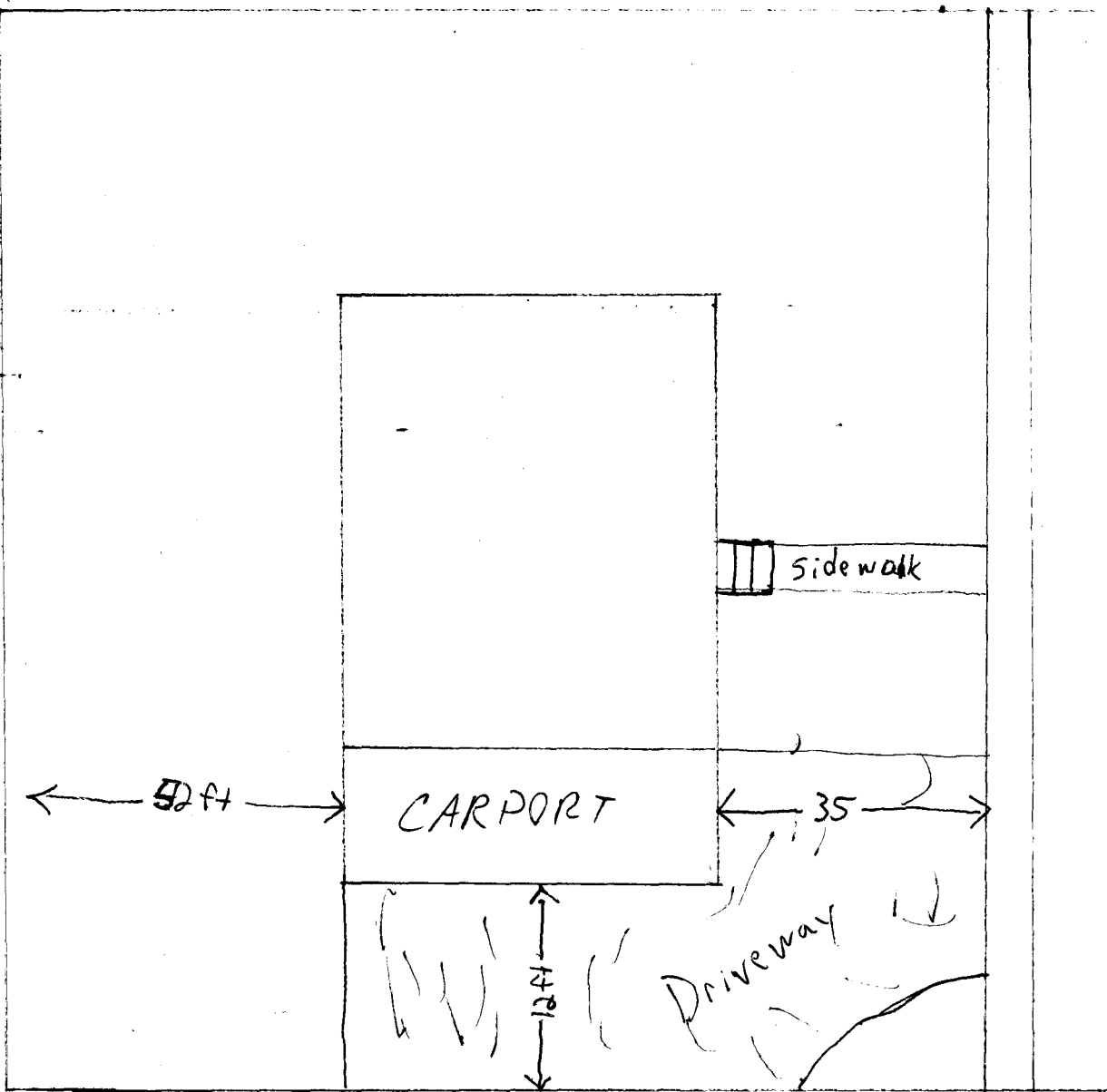
Applicant Signature [Signature] Date 3-27-00

Department Approval [Signature] Date 3-27-00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/Q No.
Utility Accounting	<u>[Signature]</u>	Date	<u>3/27/00</u> <u>No chg in use</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)



ACCEPTED 3/27/00 SLC
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.