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

BLDG PERMIT NO. 78954



Your Bridge to a Better Community

BLDG ADDRESS 2811 HALL AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 20 X 30 FT.  
 TAX SCHEDULE NO. 2943-073-12-013 SQ. FT. OF EXISTING BLDGS 1800  
 SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 NO. OF DWELLING UNITS:  
 Before: 1 After: 2 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction  
 (1) OWNER William & Catherine Booth  
 (1) ADDRESS 2811 HALL AVE USE OF EXISTING BUILDINGS 1 HOUSE  
 (1) TELEPHONE 245-1628 GARAGE  
 (2) APPLICANT Same as above DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 (2) TELEPHONE \_\_\_\_\_  Site Built  Manufactured Home (UBC)  
 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 RMF 8 (accessory) Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3 from PL, Rear 5 from PL Parking Req'mt x (none)  
 Maximum Height 35 Special Conditions \_\_\_\_\_  
 CENSUS 30 TRAFFIC 6 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 Catherine M Booth Date 3/6/01  
 Department Approval [Signature] Date 3/6/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>3/6/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

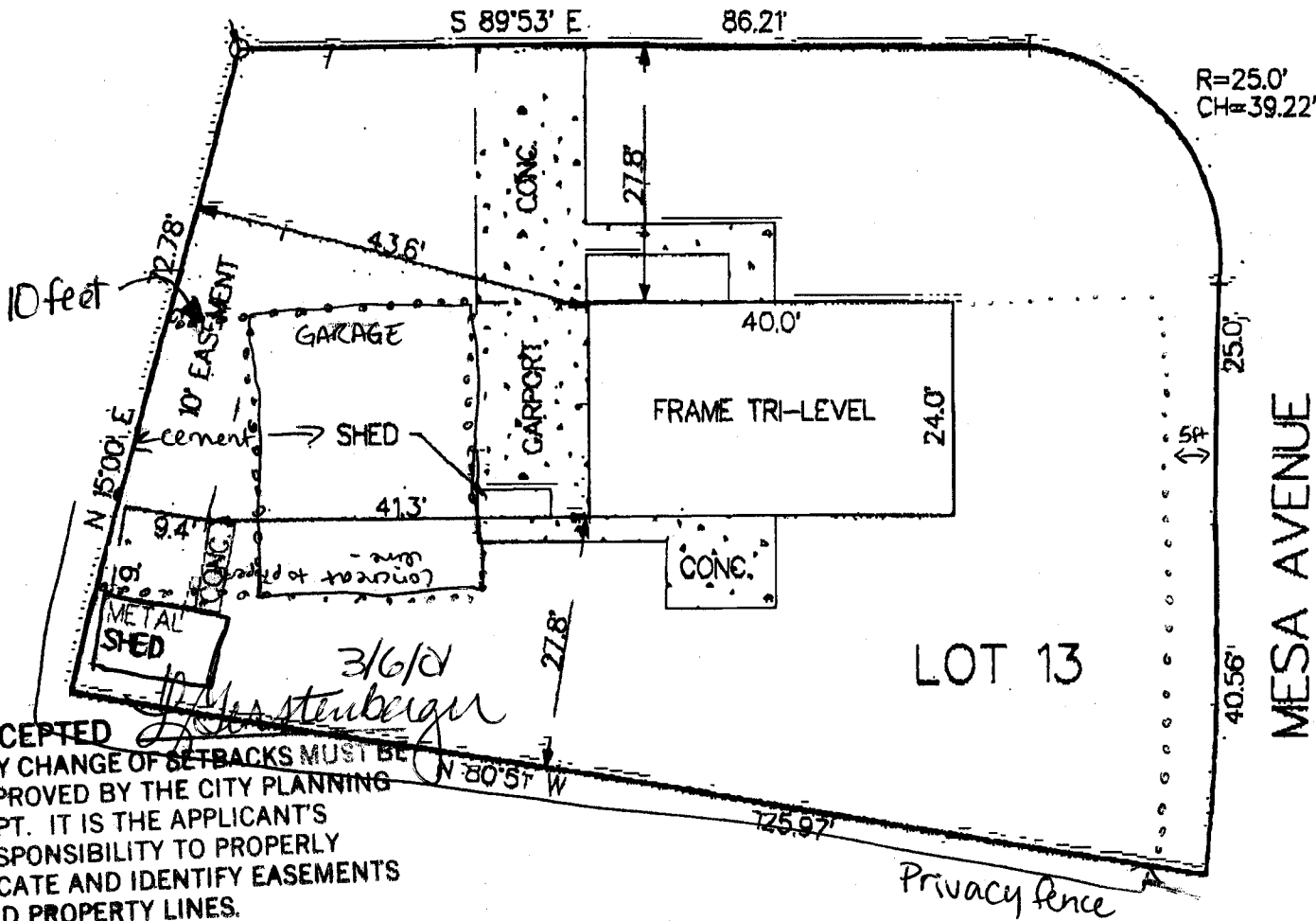
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

We want to do a privacy fence 5ft off side walk on mesa Ave side of house and all around back & other side of house. We would like to put a cement slab from carport to property line. And a garage from side of carport to The 10' easement line. The garage will be built to tie in and be same height as carport.

#5 REBAR 7

SCALE: 1" = 20'

HALL AVENUE



ACCEPTED *3/6/99*  
 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.

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR PACIFIC AMERICAN THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 5/27/99 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL. EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

● = FOUND PIN

*Kenneth L. Glenn*  
 KENNETH L. GLENN R.L.S. 12770



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**SURVEYIT**  
 by GLENN

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