

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 78742



Your Bridge to a Better Community

②

BLDG ADDRESS 2813 Hall Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 10x20

TAX SCHEDULE NO. 2943-073-13-016 SQ. FT. OF EXISTING BLDGS 1870 ~~#~~ ~~#~~

SUBDIVISION Virginia Village Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 2070

FILING — BLK 3 LOT 11

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) OWNER Greg Krumer USE OF EXISTING BUILDINGS home

(1) ADDRESS 2813 Hall Ave. DESCRIPTION OF WORK & INTENDED USE portable carport

(1) TELEPHONE 241-6897

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

(2) ADDRESS same

(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-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO

or _____ from center of ROW, whichever is greater

Side 3' to easement from PL, Rear 5' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

accessory CENSUS 6 TRAFFIC 30 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).

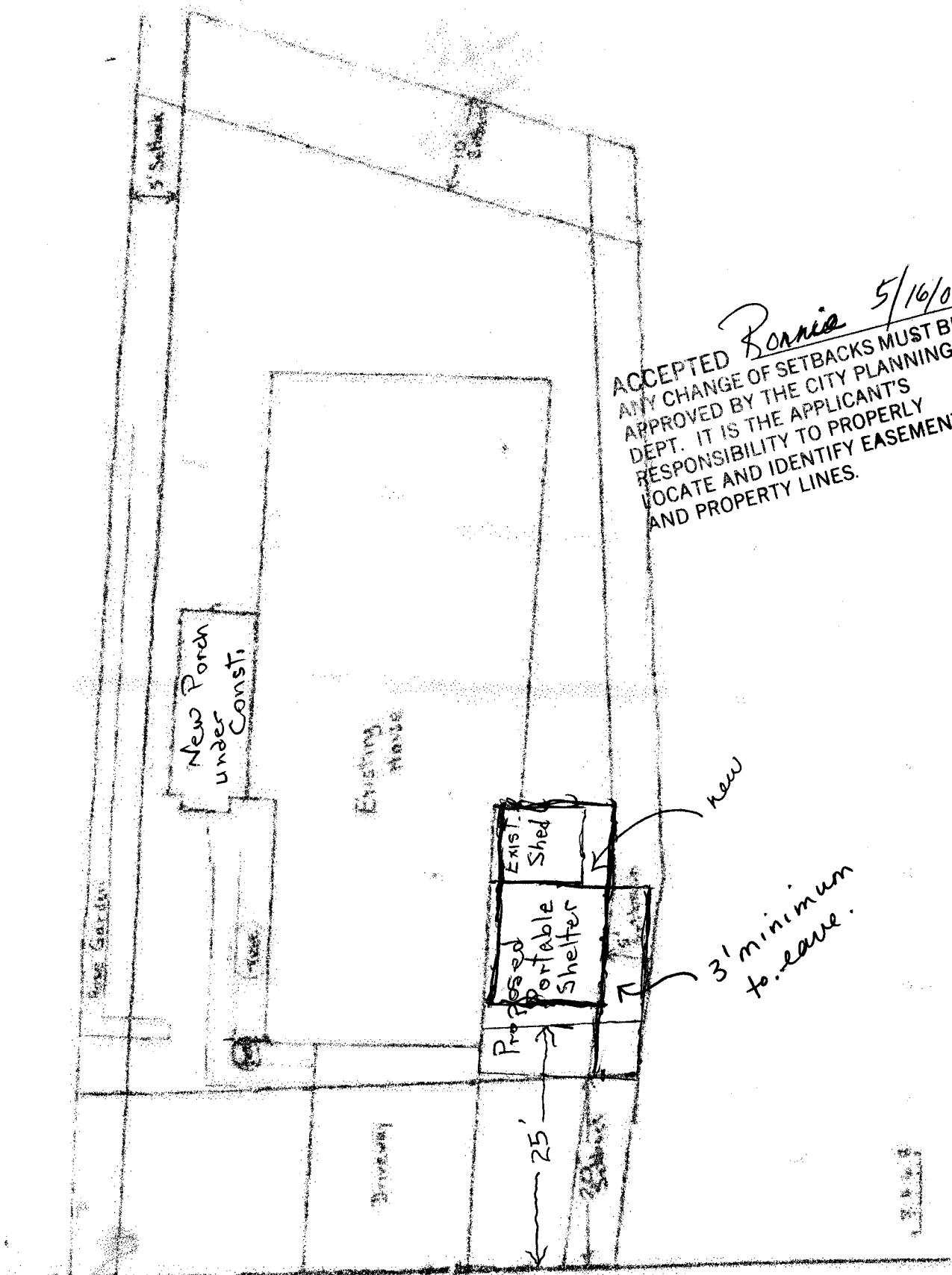
Applicant Signature Gregory A. Krumer Date 5/16/2001

Department Approval Ronnie Edwards Date 5/16/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charge</u>
Utility Accounting	<u>Ronnie Edwards</u>	Date	<u>5-16-01</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)



ACCEPTED *Bonnie* 5/16/01
 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.

2813 Hall Ave