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

BLDG PERMIT NO. 91279



Building Address 2854 HALL AVE  
Parcel No. 2943-074-04-030  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 Proposed \_\_\_\_\_  
Sq. Ft. of Existing Bldgs 924 Proposed \_\_\_\_\_  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name DARLINE STONER  
Address 2854 HALL AVE  
City / State / Zip G.I. CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): RAMP

**APPLICANT INFORMATION:**

Name GEORGE McQUEEN  
Address 3100 BROWNIE CR #52  
City / State / Zip G.I. CO 81502  
Telephone 523-0304

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 9/11/03  
Department Approval [Signature] Date 9/11/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>9/11/03</u>

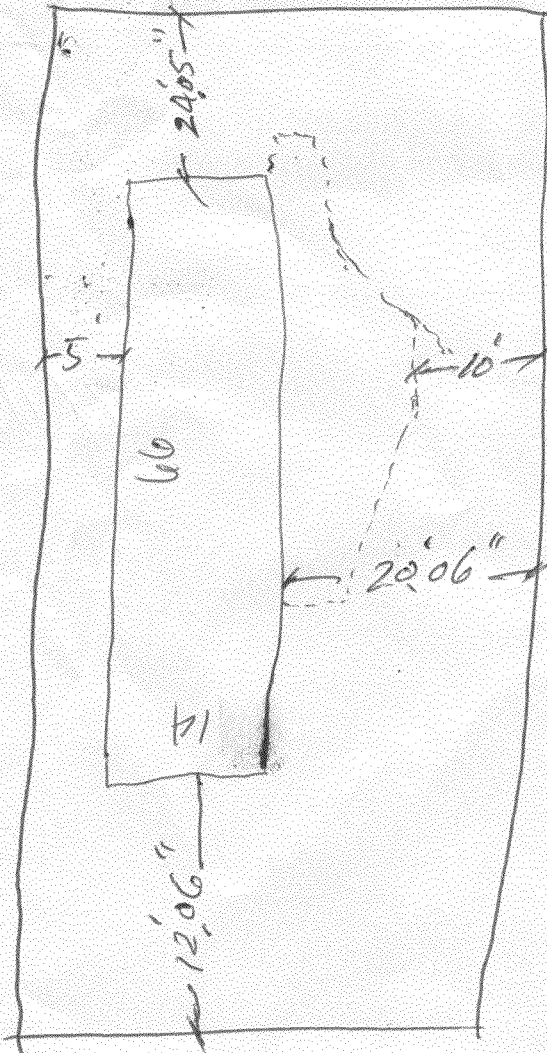
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**In the Space Below Please Neatly Draw a Site Plan Showing the Following:**  
**NO ATTACHMENTS WILL BE ACCEPTED.**

1. An outline of the **property lines** with dimensions ..... [ ]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure..... [ ]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks)..... [ ]
4. All **easements** and **rights-of-way** on the property. .... [ ]
5. All **existing structures** on the property. .... [ ]
6. All **streets** adjacent to the property and **street names** ..... [ ]
7. All existing and proposed **driveways**..... [ ]
8. Location of existing and/or **proposed parking** and **number of spaces**. .... [ ]
9. Location of streams and/or **drainages** ..... [ ]

**Any of the above information the applicant fails to show on the drawing**

↑ **NORTH**



ACCEPTED *W. Steve Amador* 9/11/03  
 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.

56  
 24  
 12  
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 102

20  
 14  
 5  
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 39

14 x 6  
 14  
 47  
 68  
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 82