

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 2325 Hall Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 895-37  
 TAX SCHEDULE NO. 2945-124-07-035 SQ. FT. OF EXISTING BLDGS 1056  
 SUBDIVISION Regent TOTAL SQ. FT. OF EXISTING & PROPOSED 1951.37  
 FILING \_\_\_\_\_ BLK 2 LOT 3 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER J F Stewart NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 2325 Hall Ave USE OF EXISTING BUILDINGS HOME  
 (1) TELEPHONE 270-9408 DESCRIPTION OF WORK & INTENDED USE SUNKEN PATIOS  
 (2) APPLICANT SAME TYPE OF HOME PROPOSED:  
 (2) ADDRESS SAME \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE SAME \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ X Other (please specify) SUNKEN PATIOS

**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 <sup>TB</sup>

ZONE RMF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 0' under 2 1/2' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 0' under 6' from PL, Rear 0' under 6' from PL Parking Req'mt N/A  
 Maximum Height 35' Special Conditions Wall can only be 2 1/2' above natural grade (sidewalk)  
 GENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 J F Stewart Date 4/7/04  
 Department Approval Antonia Castellon KP Date 4/7/04

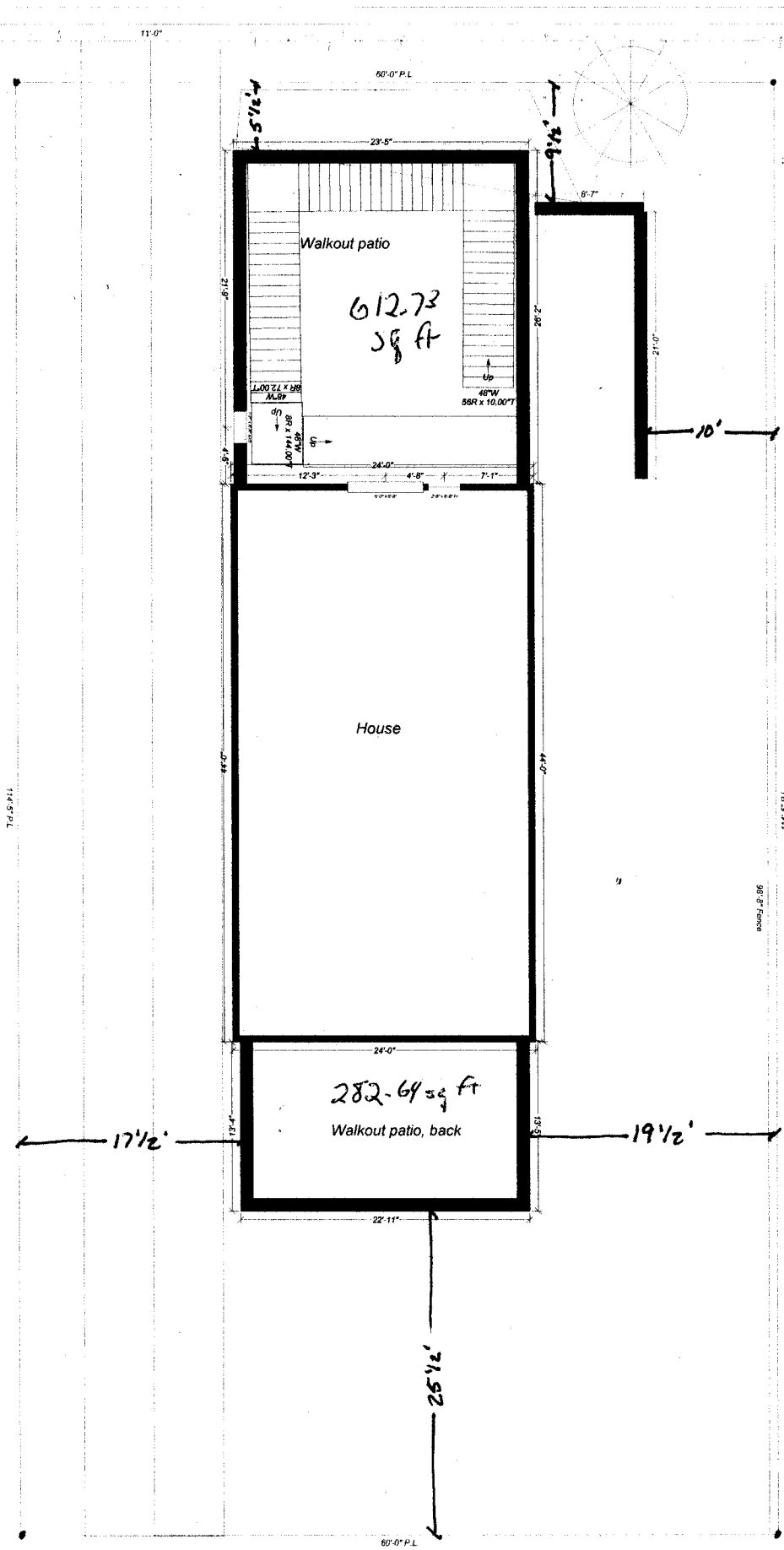
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>P. Bensley</u>		Date <u>4/7/04</u>

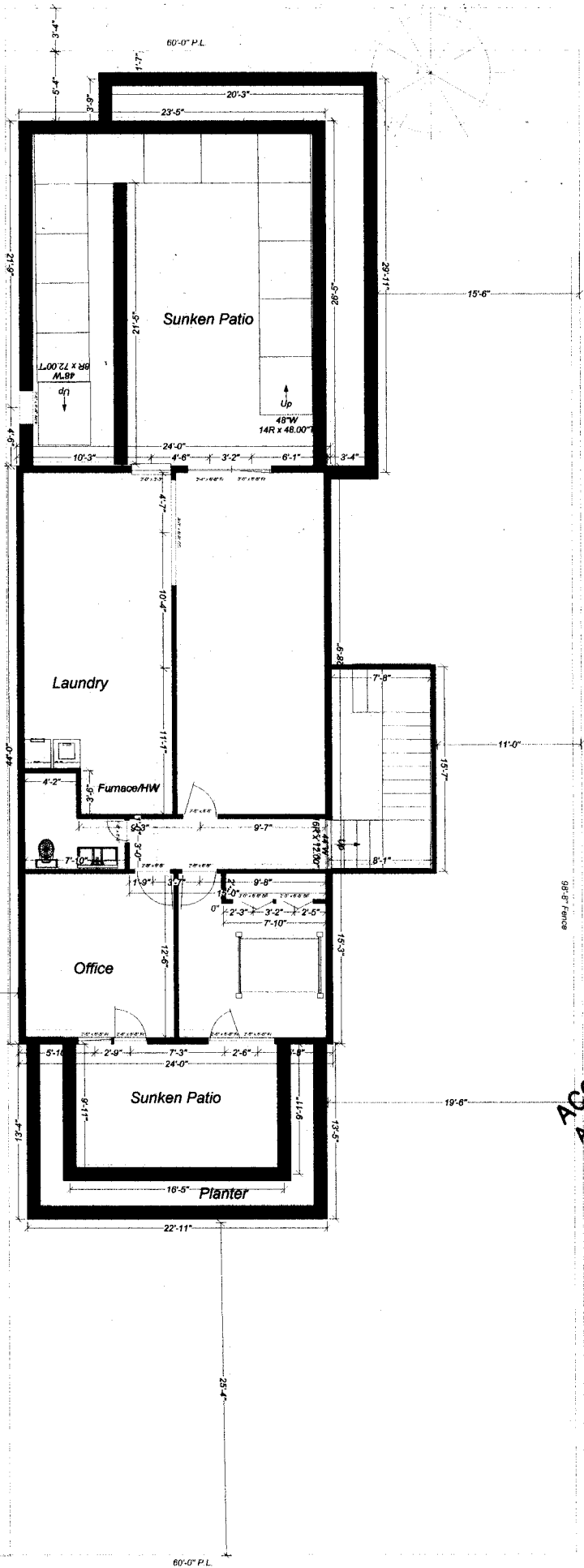
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

2325 Hall Avenue

ACCEPTED SLC per K/P 4/17/04  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANTS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.





ACCEPTED *4/15/04 Revised*  
 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.