

FEE \$	10 ⁰⁰
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 E 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 & interior remodel of bathroom, bedroom
 (2) ADDRESS SAME TYPE OF HOME PROPOSED: living area,
 (2) TELEPHONE SAME Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) Other (please specify) Sunken ~~patios~~ kitchen NO Second CFH

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 0' if under 2 1/2' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 0' if under 6' from PL, Rear 0' if 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 E Stewart Date 4/7/04 updated CFH
 Department Approval Antonia Castellanos KP Date 4/7/04 12/2/04

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

ACCEPTED SLC per KP4/7/04
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.



