

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

9331-5788

Building Address 2802 1/2 Hall Ave
 Parcel No. 2943-073-180-003
 Subdivision Barger
 Filing 1 Block 1 Lot 3

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 1745 Sq. Ft. Proposed 249
 Sq. Ft. of Lot / Parcel 7060.94
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2009

OWNER INFORMATION:

Name Audrey Farsman
 Address 2802 1/2 Hall Ave
 City / State / Zip Grand Junction Co 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Owner
 Address Same
 City / State / Zip _____

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

Telephone _____

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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-5 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

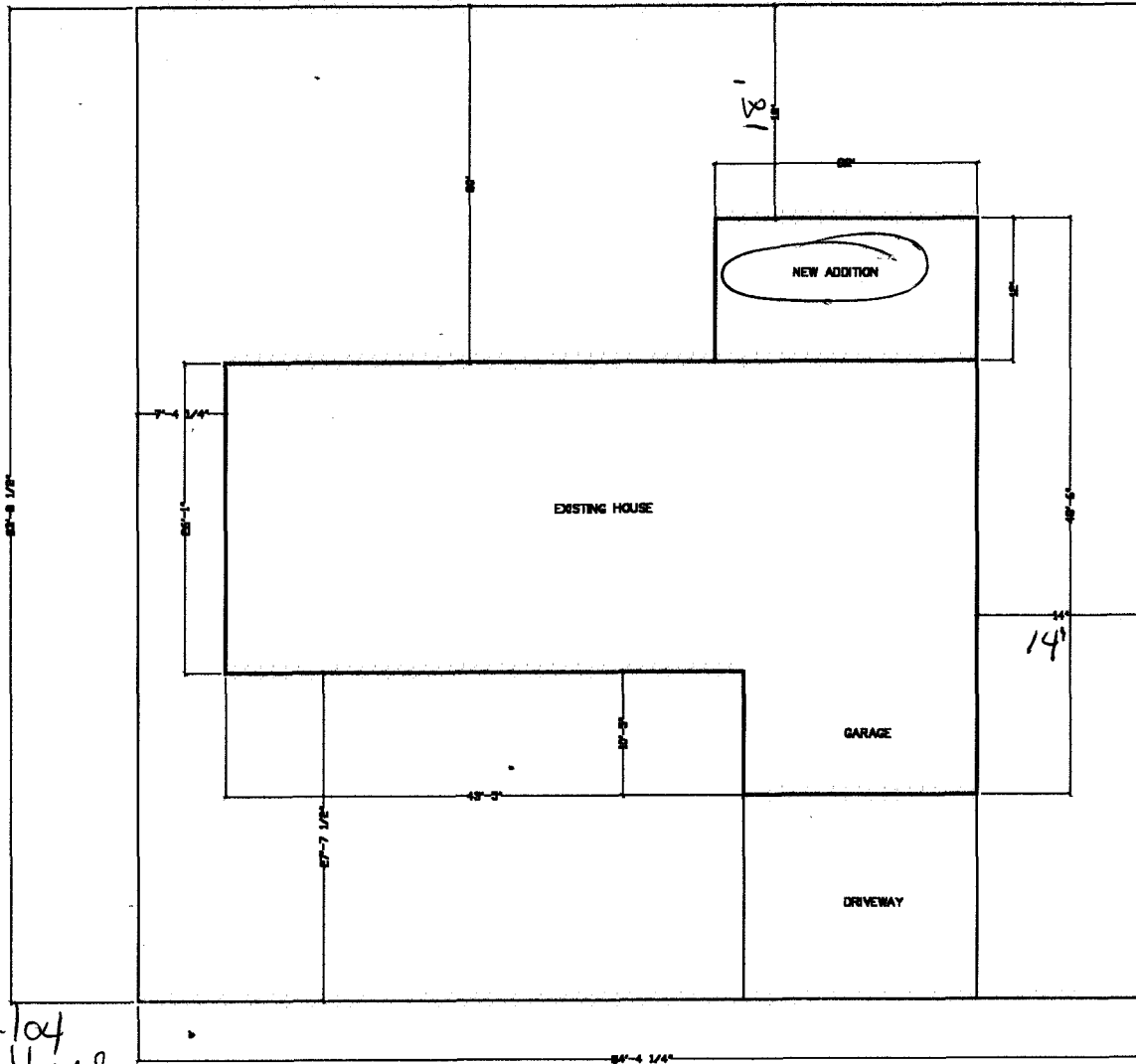
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Audrey Farsman Date 6/25/04
 Department Approval C. Fay Hall Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Interior remodel</u>
Utility Accounting <u>0</u>	Date <u>7-2-04</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)



PLOT PLAN

Scale 1/8" = 1'-0"

ACCEPTED *C. J. Hall*
 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.

TAX PARCEL: 2945-075-B-005

07-02-04

MUNICIPAL SCHOOL DISTRICT

FORSMAN, AUDREY
 2802 1/2 HALL AVENUE
 GRAND JUNCTION, CO